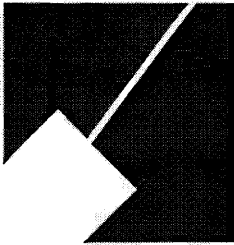


M-NCPPC

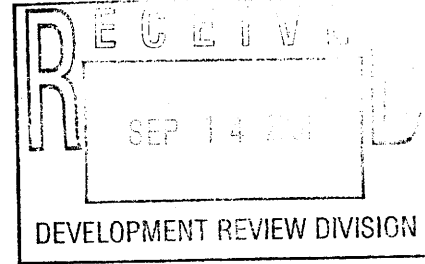


MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

6
9-20-01

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760



September 14, 2001

MEMORANDUM:

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Coordinator
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Preliminary Plan No. 1-01071
Lerner Property

[Handwritten initials: RW, KHK]

This memorandum represents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject preliminary plan application for the proposed 44 residential units for the Lerner Property located in the North Potomac Policy Area.

RECOMMENDATION

Transportation Planning staff recommends the following conditions related to approval of this preliminary plan.

1. The total development of this preliminary plan is limited to a total of 44 dwelling units.
2. The applicant should obtain written approvals from all utilities regarding the 49' right-of-way through the Pepco easement prior to record plat.
3. The applicant should dedicate 80' right-of-way for Quince Orchard Road and additional right-of-way in the northeast corner of the site if required by the Department of Public Works and Transportation (DPWT).

DISCUSSION:

Site Access and Circulation

The extension of Falconbridge Drive as a 26' curb and gutter street with a 5' sidewalk on one side across the Pepco right-of-way to the site provides safe and adequate access for vehicles, bicycles and pedestrians. 7' sidewalks are provided on both sides of the private parking area.

Local Area Transportation Review:

The proposed 44 residential units would generate less than 50 trips during the peak hour of the morning (7:00 to 9:00 A.M.) and evening (4:00 to 6:00 P.M.) peak periods. Thus, the proposed development would not require Local Area Transportation Review.

Policy Area Review:

The current FY01 AGP indicates that the North Potomac Policy Area has housing staging ceiling capacity available (1,363 units as of July 31, 2001) to accommodate the proposed development.

KHK:cmd

#6
9-20-01

May 29, 2001

Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910
Attn: Subdivision Office, Development Review Division
RE: Preliminary Plan #1-01071

Dear Commissioners,

The purpose of this letter is to bring to your attention several concerns raised by residents in the Fox Hills North community regarding the proposed subdivision on the Lerner Property.

The plan proposes 44 lots including single family houses and townhouses. At a minimum, this subdivision will create an additional 180 (90 cars twice a day) vehicles along Falconbridge Dr. and Triple Crown Rd. As you may be aware, speed humps installed on the South side of Triple Crown Rd., have caused the remainder of Triple Crown Rd. and Falconbridge Dr. to be used as a "cut through" for vehicles, both personal and commercial. Where traffic once traveling to Jones Lane from Quince Orchard Rd. could travel either way from Horse Center Dr., the humps have succeeded only in driving all traffic through Falconbridge Dr. Elm Street Development's plan to add at least 180 more vehicles daily to this residential road raise our concern over the safety of our young school children walking to our local elementary school.

According to the proposed subdivision plan, 41 of the 44 lots are positioned to the West of the Pepco right of way and adjacent to Quince Orchard Rd. Since the Master Plan has already proposed improvements to Quince Orchard Rd., whether by realignment or other improvements, it appears that Quince Orchard Rd. is much better suited to accommodate these additional vehicles.

The extension of Falconbridge Dr. through to this proposed development also raises concerns about traffic accidents at the corner of Falconbridge Dr. and Triple Crown Rd., as this corner has been a "no look" turn for well over 15 years. Again it would appear that access to the Lerner property would be better served from Quince Orchard Rd. Elm Street has contracted to purchase additional land on Quince Orchard Rd., which could allow multiple access from there and eliminate the need to build on the East Side of the Pepco right of way. This would maintain a small area of woodland for numerous species of wildlife and retain the Peregrine falcon habitat that exists today along the right of way between Darnestown Rd. and Horse Center Dr.

Also of concern to the Quince Orchard cluster is, of course, the overcrowding of our public schools. All local elementary schools are attempting to educate our children in portable classrooms. The recently constructed Kingsview Middle School is so far over capacity that MCPS is attempting to build another middle school in the Lakelands area. More housing in this overcrowded cluster is not needed.

Thank you for this opportunity to provide comments to this proposed subdivision plan. Your attention to this matter is greatly appreciated. We, the concerned residents of the community, look forward to being an integral player with MNCPPC and Elm Street Development in meeting the needs of all involved. We look forward to your response as well as notification of the next phase of the process.

Sincerely,
Homeowners of the Fox Hills North Community

Please
Direct -
Tracy
McGovern

or -
Becky
Lattus

- John + Tracey McGovern - 301-926-0557
- Wanda + Korny Conway
- Jim + Becky Logus - Adj. to Project + was not notified
301-809-7131
- Bill + Ellen Hocking
- Therly + Gregory Lee
- Chris + Susan Mura - no notification - (house from dev)
- Richard + Valerie Yealey
- Patricia + Roger Dintaman
- Don Potts + Yoda Potts -
- Mary Ann + Michael Moore
- Erica + Robert McSherry
- Myrl + Jeff Sherman
- Op Hul
- Fern + Dave Wott
- Barbara + John Aldridge
- Donnell + Bruce Potts
- John + Marc Glass

Item #6



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: September 14, 2001

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Planning Department
(301)495-4587

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 20, 2001.

Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on September 20, 2001. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-01070
Lerner Property

Agenda Item #07 - Preliminary Plan 1-94002
Cramer Property

Agenda Item #08 - Preliminary Plan 1-01079
King-Middlebrook Hill

Agenda Item #09 - Subdivision Regulation Waiver SRW-02001
Sumner Park

Agenda Item #10 - Subdivision Regulation Waiver SRW-01002
Cloppers Mill West

Attachment

VICINITY MAP FOR

LERNER PROPERTY (1-01071)



Map compiled on June 01, 2001 at 12:49 PM | Site located on base sheet no - 220NW12

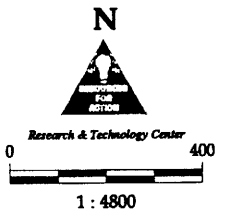
NOTICE

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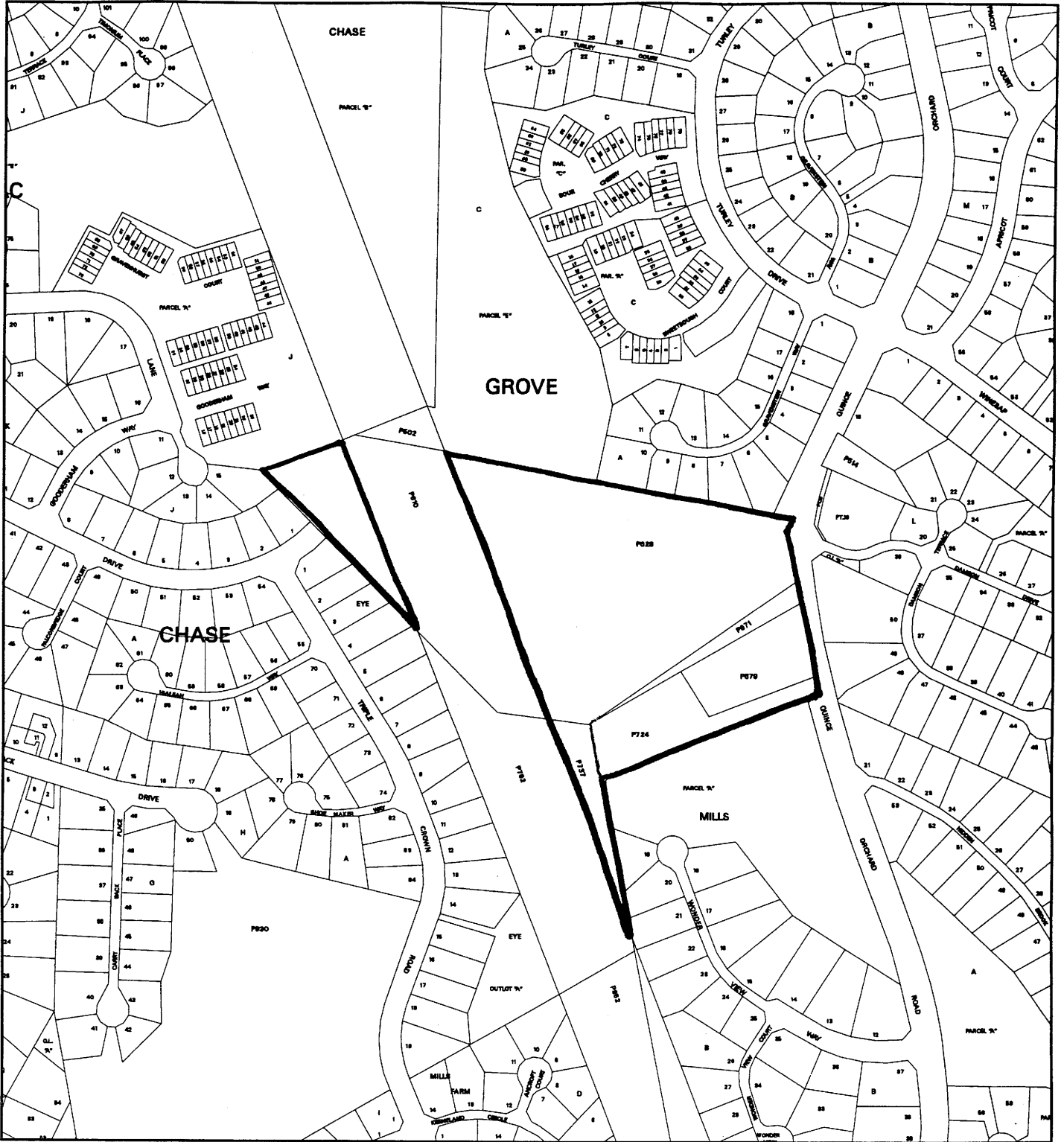
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

Key Map



**VICINITY MAP FOR
LERNER PROPERTY (1-01071)**



Map compiled on June 01, 2001 at 1:15 PM | Site located on base sheet no - 220NW12

NOTICE

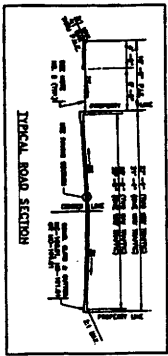
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Key Map





SHARPLEY CENTER
 LOTS 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SCALE 1"=40'

LOT 11
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 LOT 13
 LOT 14
 LOT 15

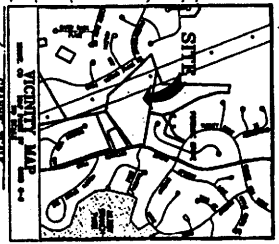
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PRELIMINARY PLAN
LENER PROPERTY
 DARNESTOWN (44) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

4 01071



CPJ Associates
 Charles F. Johnson & Associates, Inc.
 Planning - Surveying - Landscape Architecture - Civil
 Engineering - Environmental - Historic Preservation - GIS