



**Meadowvale, Preliminary Plan No. 12006028A**

T.L.

Troy Leftwich, Planner Coordinator, Area 2 Division, Troy.Leftwich@montgomeryplanning.org, (301) 495-4553

P.B.

Patrick Butler, Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, (301) 495-4561

CS

Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

**Staff Report Date: 1/13/2020**

**Description**

Request to subdivide property to create nineteen lots and associated HOA parcels, comprising of eleven townhouse lots, seven single-family detached lots and one lot for one existing single-family dwelling to remain; and to connect Bell Tower Drive to Cross Country Lane.

Location: 18857 Cross Country Lane, Gaithersburg, MD, 20879.

Master Plan: 1985 *Gaithersburg Vicinity Master Plan*.

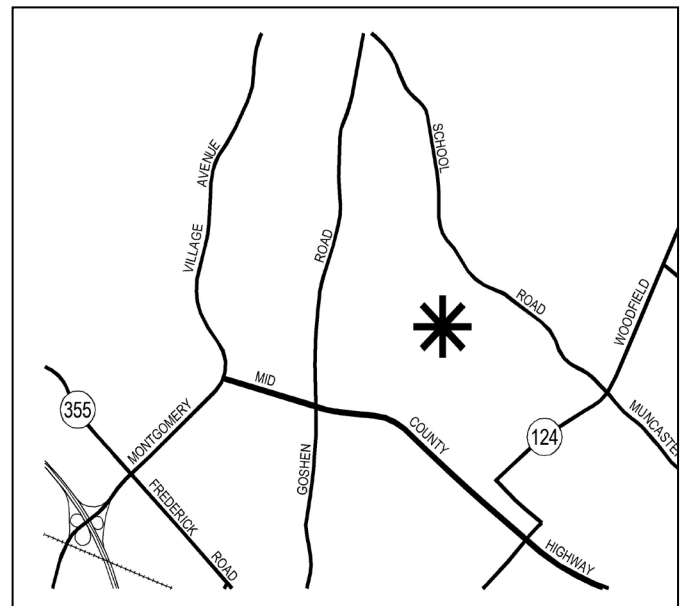
Zone: R-200/TDR 5.0 & R-90/TDR 5.0.

Size: 5.17 acres.

Acceptance Date: August 28, 2018.

Applicant: Zhijie Jiang, CK Technologies, LLC.

Review Basis: Chapter 50, Subdivision Regulations, Chapter 22A, Forest Conservation Law.



- Staff recommends approval with conditions.
- The Applicant is purchasing nine (9) Transferable Development Rights (TDRs) to achieve the plan density.
- This Preliminary Plan includes approval of a Preliminary Forest Conservation Plan.
- Staff received several letters of concern in relation to this application.
- The Applicant is required to submit a Site Plan as required by Section 59.4.4.2 B of the Zoning Ordinance.

## **SECTION 1: RECOMMENDATION AND CONDITIONS**

### **Preliminary Plan No. 12006028A**

Staff recommends approval of Preliminary Plan No. 12006028A. All site development elements shown on the latest electronic version of Preliminary Plan No. 12006028A submitted via ePlans as of the date of this Staff Report are binding.

### **Density**

1. This Preliminary Plan is limited to a total of 19 lots and various HOA parcels, comprised of eleven (11) lots for townhouses, eight (8) single-family detached lots for seven (7) new single-family detached units, and one existing single-family detached unit to remain.

### **Adequate Public Facilities and Outside Agencies**

2. The Adequate Public Facility (“APF”) review for the Preliminary Plan will remain valid for sixty (60) months from the date of mailing of this Planning Board Resolution.

### **Outside Agencies**

3. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated August 8, 2019 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
4. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
5. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) Water Resources Section in its stormwater management concept letter dated April 26, 2019 and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by the MCDPS Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
6. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) Fire Department Access and Water Supply Section in its letter dated July 18, 2019 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
7. The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”), in its letter dated January 9, 2020 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

### Future Site Plan Approval Required

8. Before clearing or grading or recording a plat for the Subject Property, the Applicant must receive Staff certification of a Planning Board-approved Site Plan and Forest Conservation Plan. The number and location of site elements, including but not limited to, buildings, dwelling units, on-site parking, site circulation, sidewalks, and active open spaces will be determined through Site Plan review and approval.
9. If an approved Site Plan or Site Plan Amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the Site Plan or Site Plan Amendment.
10. The Applicant must work with MCDOT to develop potential traffic calming measures along the Subject Property frontage of Bell Tower Drive.
11. The Applicant must work with the Montgomery County Planning Department's bikeway planners to provide the off-site Bikeway Master Plan recommended neighborhood connector across the missing segment of nearby Calypso Lane and the Nike Missile Local Park access road.
12. The Applicant must provide an additional pedestrian connection with all necessarily easement connections through Parcel B and outside of the proposed alley, between the sidewalk on Bell Tower Drive and the Nike Missile Local Park access road.

### **Environment**

#### Forest Conservation

13. A Final Forest Conservation Plan (FFCP) must be submitted with the Site Plan application. Conditions for approval of the FFCP must include the following requirements:
  - a. The FFCP must include a planting plan designed to create a native shade tree canopy and include appropriate understory plantings. The planting plan should reflect the fact that the planting areas will be protected with Category II Conservation Easements and will be maintainable to manage potential invasive species incursions. The FFCP should include locations of any desired natural surface paths.
  - b. Prior to the record plat on the property, the applicant must record a Category II Conservation Easement over all areas of forest planting, as specified on the approved Forest Conservation Plan. The Category II Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed and the Liber Folio for the easement must be referenced on the record plat.
  - c. Prior to release of the first building permit, the Applicant must plant 12 native shade trees of at least 3 inches caliper, each, on-site, to mitigate for the removal of variance trees number 1, 2, 4, and 15. The mitigation trees must be shown on the Final Forest Conservation Plan.
  - d. The Applicant must schedule the required site inspections by M-NCPPC staff per Section 22A.00.01.10 of the Forest Conservation Regulations.

- e. Within the first planting season following the release of the Sediment and Erosion Control Permit from the Montgomery County Department of Permitting Services for this site, the Applicant must install the plantings shown for the required on-site afforestation of 0.80 acres or as directed by the M-NCPPC Forest Conservation Inspection staff.
- f. Prior to any demolition, clearing, grading or construction on the project site, the Applicant must provide financial surety to the M-NCPPC Planning Department for the 0.80 acres of new forest planting and for the variance mitigation trees credited toward meeting the requirements of the FFCP on the project site.
- g. Prior to any demolition, clearing, grading or construction on the project site, the Applicant must submit a two-year Maintenance and Management Agreement (MMA) approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas and landscape plantings credited toward meeting the requirements of the FFCP.
- h. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector.
- i. At the direction of the M-NCPPC forest conservation inspector, the applicant must install permanent conservation easement signage along the perimeter of the conservation easements. Exact locations of the signs to be determined by the M-NCPPC forest conservation inspector to best define the limits of the conservation easement.
- j. The Limits of Disturbance on the Final Sediment Control Plan must be consistent with the final limits of disturbance as shown on the approved FFCP.

## **Transportation**

### Existing Frontage Improvements

- 14. The Applicant must provide the sixty (60)-foot-wide public right-of-way dedication for the extension of Bell Tower Drive, as shown on the Preliminary Plan. The dedication must also be shown on the record plat(s).

### New Streets

- 15. The Applicant must build the rights-of-way and ensure construction of all necessary road improvements for Bell Tower Drive, as shown on the Preliminary Plan, to the Road Code Design Standard MC 2002.02, as modified.

### Private Roads

- 16. The Applicant must provide Private Alleys, including any sidewalks, storm drainage facilities, street trees, street lights, private utility systems and other necessary improvements as required by either the Preliminary Plan or the subsequent Site Plan within the delineated private road area (collectively, the "Private Road"), subject to the following conditions:
  - a. The record plat must show the Private Alley in a separate parcel.
  - b. The Private Road must be subjected by reference on the plat to the Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338, and the terms and conditions as required by the Montgomery County Code with regard to private roads set forth at § 50-4.3.E et seq.



- c. Before issuance of building permit, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the Private Road has been designed and the applicable building permits will provide for construction in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on this Preliminary Plan or a subsequent Site Plan, and that the road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.
- d. A separate bond shall be set aside for ongoing maintenance requirements with respect to the private roads, in an amount approved by M-NCPPC Staff.

### **Record Plats**

- 17. There shall be no clearing or grading of the site prior to Certification of the Site Plan and Final Forest Conservation Plan and recordation of plat(s).

### **Easements**

- 18. The record plat must show necessary easements.
- 19. The record plat must reflect a minimum four-foot wide public infrastructure area adjacent to all Private Alleys.

### **Notes and Labels**

- 20. The record plat must reflect all areas under common ownership.
- 21. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Liber 28045 Folio 578 ("Covenant").
- 22. The record plat must reflect a common use and access covenant for the benefit of the public over sidewalks and paths not included in public right-of-way. The covenant must be in a form approved by the M-NCPPC Office of the General Counsel and recorded among the Montgomery County Land Records.

### **Developments with Transfer of Development Rights (TDRs)**

- 23. The record plat(s) must reflect serialization and liber/folio reference for all TDRs utilized by the development.
- 24. The final number of TDRs will be determined at the time of Site Plan approval.

### **Certified Preliminary Plan**

- 25. The Applicant must include the stormwater management concept approval letter and Preliminary Plan Resolution on the approval or cover sheet(s).

26. The Certified Preliminary Plan must contain the following note:

*Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Site Plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*

27. The Certified Preliminary Plan must show the following changes:

- a. A pedestrian and bikeway connection through the Subject Property, from Bell Tower Drive to the Nike Missile Local Park access road, and along the Nike Missile Park access road to the parking lot of the Nike Missile Local Park with associated LOD boundary, subject to further coordination with the Parks Department and Planning Staff, with the final details to be determined at Site Plan.

## SECTION 2: SITE DESCRIPTION

### Site Vicinity

The Meadowvale Property (Property or Subject Property), outlined in red in (Figure 1), is approximately 5.05 acres in size and is located at 18857 Cross Country Lane, Gaithersburg, MD. Centerway Road is to the north, Snouffer School Road is to the east, Woodfield Road and the Midcounty Highway are to the south and Goshen Road is to the west of the Property.

The neighborhood surrounding the Property is predominately residential with units zoned R-200/TDR 4.0 to the north, units zoned R-90 to the west and south, and a Planned Neighborhood (PNZ) zone to the east of the Property. A light industrial area zoned (IL) and Montgomery County Airpark lies to the east of the Property beyond Snouffer School Road. The Property lies within the 1996 *Gaithersburg Vicinity Master Plan* (Master Plan).

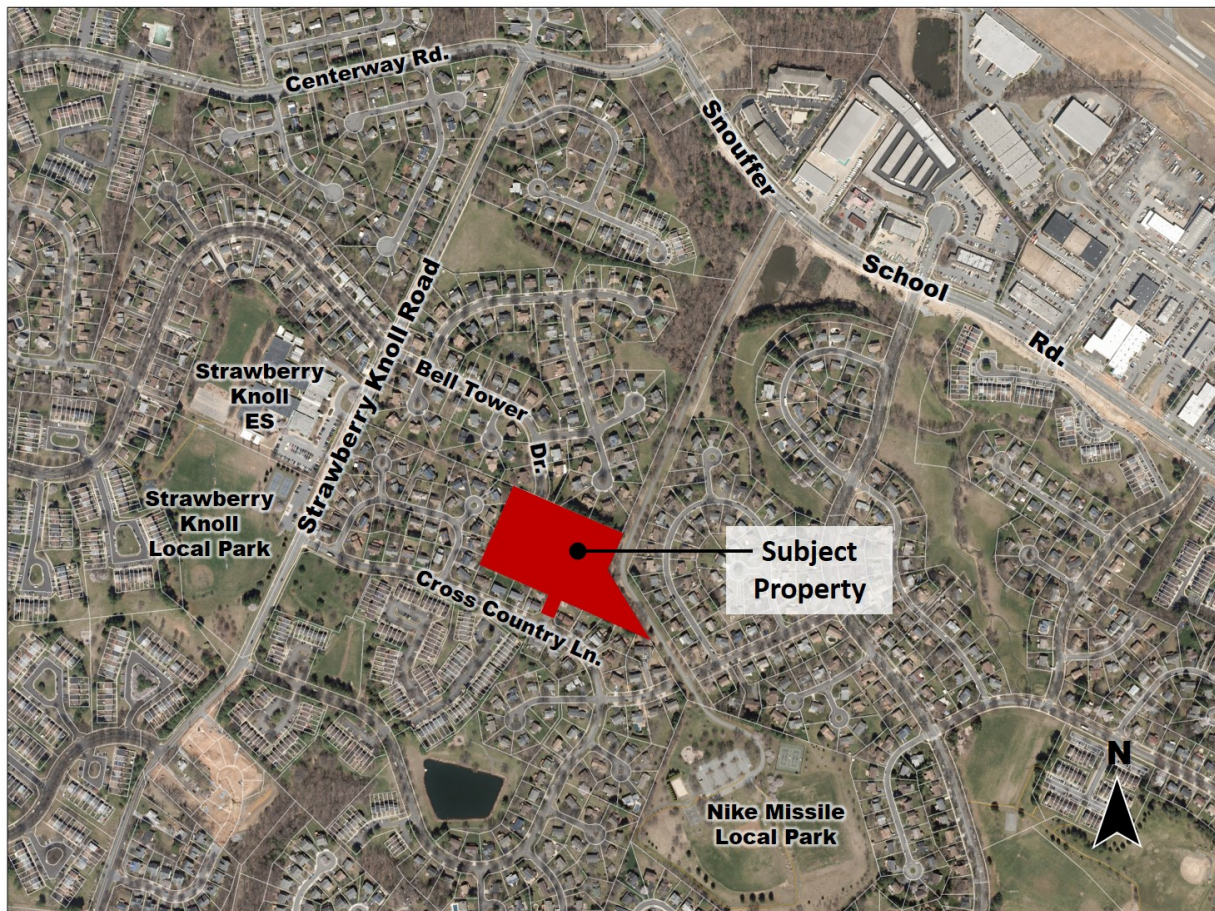


Figure 1: Aerial view of the Vicinity of the Subject Property

### Site Analysis

The Property (Figure 2) is zoned R-200/TDR 5.0 on 5.05 acres and is zoned R-90/TDR 5.0 on 5,134 square feet and is located at the end of Bell Tower Drive, as secondary residential roadway.

The Property is identified as Parcel 54 and is currently improved with one existing single-family house, numerous sheds and a garage. The Property is relatively flat, and gently sloped to the southeast. The



Property lies within the Great Seneca Creek watershed and there are no forest, streams, wetlands, floodplains, or environmental buffers on the Property.

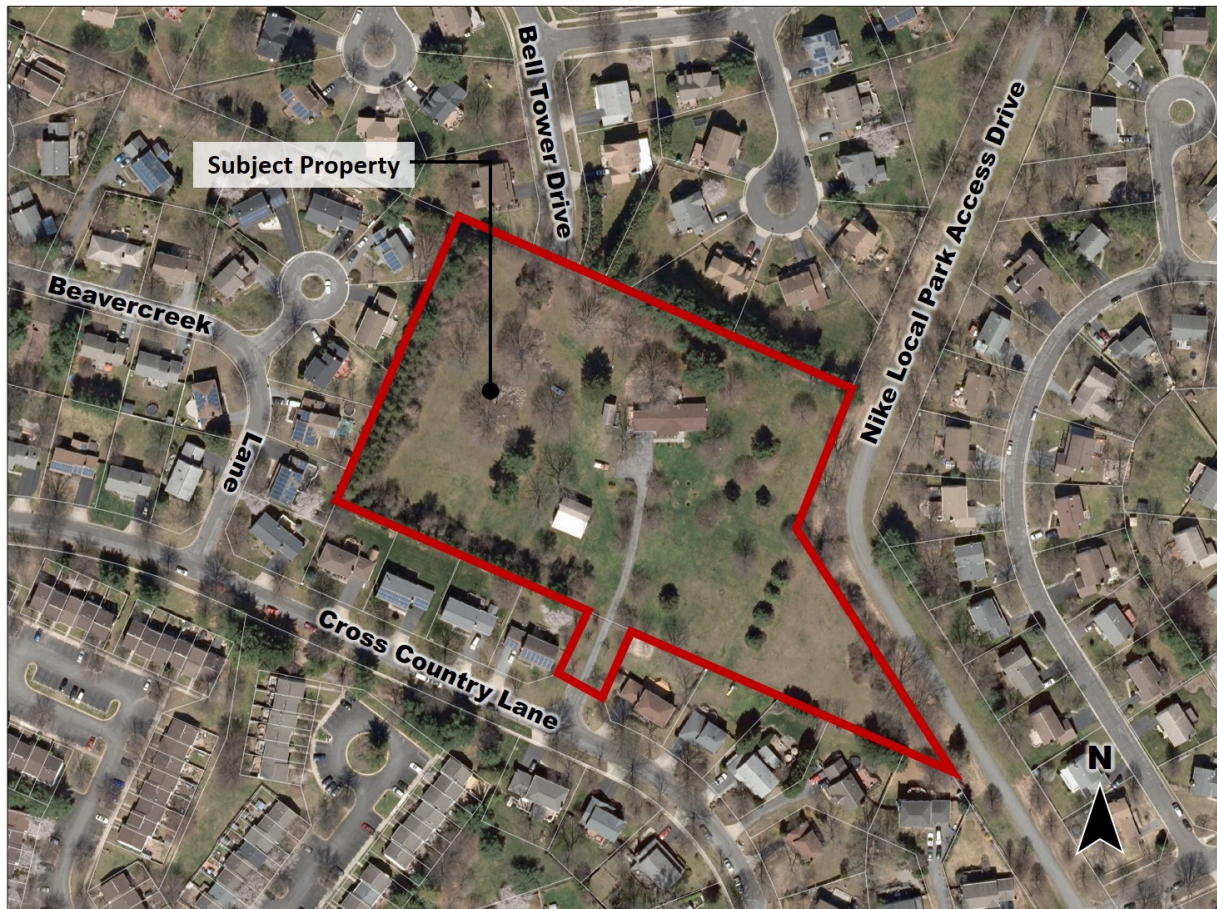


Figure 2: Aerial view with Property outlined in red

## Previous Approvals

### Preliminary Plan Approvals

On April 25, 1995, the Planning Board approved Preliminary Plan No. 119950360 for the creation of three lots on the Property. This approval was not implemented.

On September 18, 2007, the Planning Board approved Preliminary Plan No. 120060280 by Resolution No. 07-144 for the creation of ten (10) lots on the Property (Figure 3). This approval was not implemented, and the Preliminary Plan approval expired on October 11, 2018.

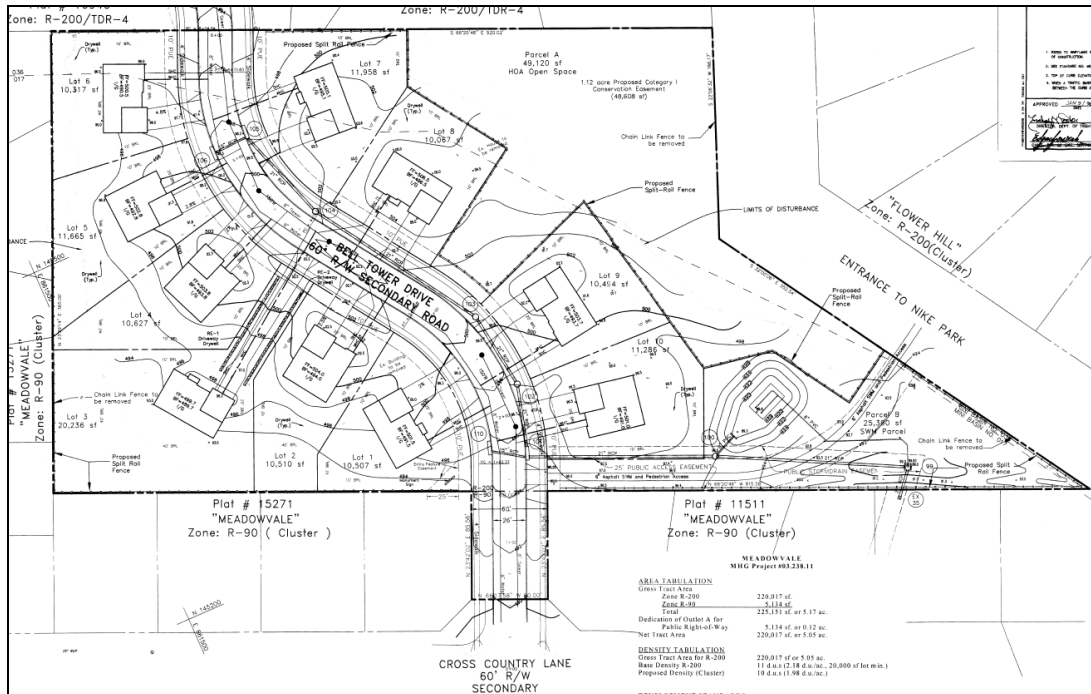


Figure 3. Approved 2007 Preliminary Plan

## Project Description

The current proposal is to subdivide the Property into eleven (11) lots for townhouses, and eight (8) lots comprised of seven (7) new single-family detached units and one existing single-family detached unit to be retained (Attachment 1 – Preliminary Plan). The Property has a base density of 2 units per acre on the 5.05 acres that allows for 10 units. The Applicant proposes to purchase nine (9) TDRs, which will allow for a total of 19 units on the Property. Per section 59.4.9.17.2.c, the Project must comply with the R-60 Zone Optional Method MPDU Development Standards. The townhouses will be rear-loaded and will front on a Common Open Space parcel. The proposed single-family detached units are clustered and oriented to either Bell Tower Drive or a shared alley/driveway with a shared Common Open Space parcel in the center. The Project will provide a sixty-foot-wide right-of-way by connecting Cross Country Lane and Bell Tower Drive through the Property.

The Project will create two Category II Forest Conservation Easements, approximately 0.47 acres and 0.38 acres in size, on Parcel B. These two Forest Conservation Easements connect to the Nike Missile Park on the east Property line. The Applicant is required to provide a pedestrian path through Parcel B that will connect from the sidewalk on Bell Tower Drive to the Nike Missile Park access road, and continue along the Nike Missile Park access road to the parking lot of the Nike Missile Local Park (see Figure 5). This will require the LOD boundary to be extended and may require additional mitigation on the FFCP. The final design and location will be determined at the time of Site Plan.



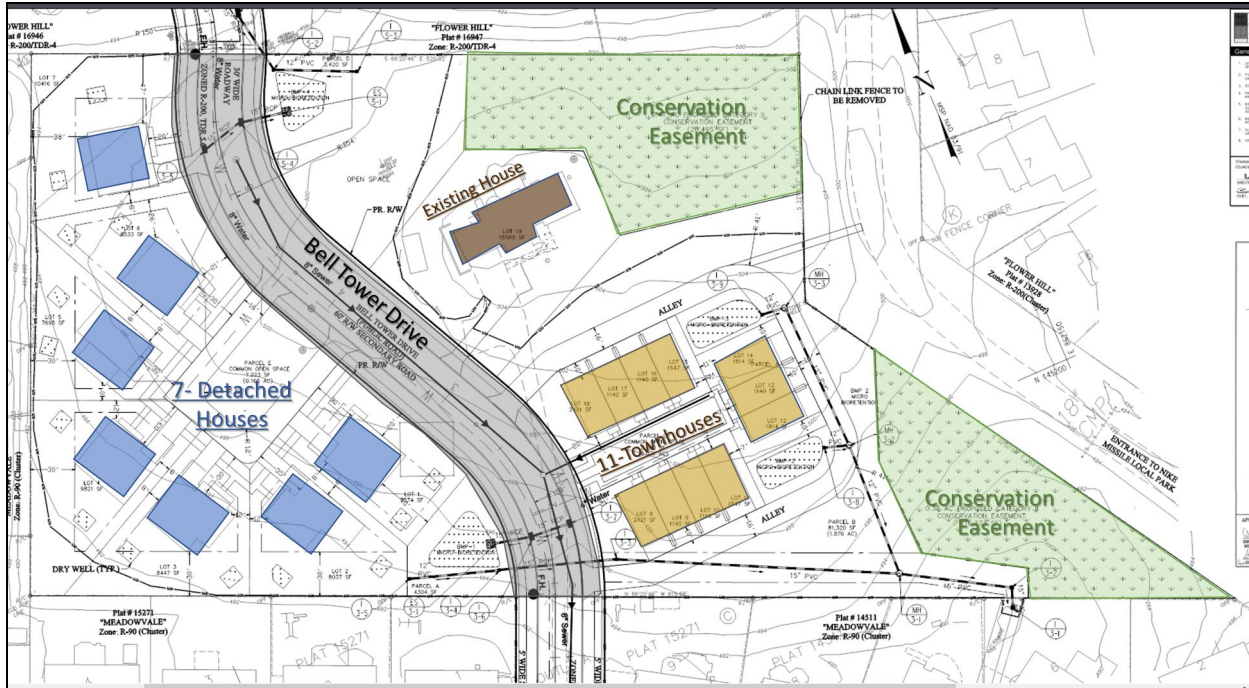


Figure 4. Proposed Preliminary Plan



Figure 5. Proposed pedestrian and bikeway connection.

## COMMUNITY CORRESPONDENCE

The Applicant has complied with all submittal and noticing requirements. Due to the various iterations of the proposed development on the Property, additional meetings occurred through the review period.

### Additional Meetings

In addition to the required pre-submission meeting, the following additional meetings were held to respond to the community's concerns:

- Staff received correspondence from Councilmember Rice’s office regarding the community’s concerns with the proposed development. Staff met with Councilmember Rice on October 1, 2018 and made a presentation about the proposed development and answered the Councilmember’s questions.
- In early November 2018, Councilmember Rice also met with the President of Meadowvale’s HOA and another resident concerning the proposed development.
- On November 26, 2018, the Applicant met with a “working group” comprising the community’s appointed counsel, the President of Meadowvale’s HOA, and other community members to discuss the application.
- On January 29, 2019, Staff met with the “working group” and answered the community’s concerns with regards to the proposed development.
- On July 16, 2019, Staff met with the “working group” to update the community and consider concerns with regards to the proposed development.
- Staff met with Councilmember Rice on August 26, 2019 and gave an updated presentation about the proposed development and answered the Councilmember’s questions on the final design.

### **Key Issues**

A summary of the key issues raised by the Meadowvale and Strawberry Knoll communities/residents and responses from Staff are as follows:

- Residents are concerned about more cars being parked on-street on Cross County Lane.

The proposed garages and driveways meet the Parking Requirements of 59.6.2.4. The Project will provide on-street parking along one side of Bell Tower Drive to accommodate any additional parking needs by residents and guests.

- Community raised concerns to the Parks Department requesting that this project utilize the Nike Missile Park access road as primarily access to the proposed subdivision. Also, the community requested the project construction to be staged on the Nike Missile Park access road and not from the existing neighborhood.

The Parks Department did not support either of these requests and provided justification (see Attachment 2). The Parks Department does not support allowing their access roads to parks to be used for private development and staging areas for private construction.

- Community identified Cross County Lane as needing maintenance/repair.

Planning Staff conducted a site visit to view the property and Cross County Lane. While Staff did not identify any improvements of immediate concern to be addressed by the Applicant as part of the proposed subdivision, Staff did refer the community to the Montgomery County

Department of Transportation and the Department of Permitting Services to try to address any maintenance or repair issues.

Please see Attachment 3 for the community correspondence.

#### **SECTION 4: ANALYSIS AND FINDINGS, 50.4.2.D**

*1) The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The project is being reviewed under R-60 Zone, MPDU Optional Method Development Standards<sup>1</sup>, due to utilization of TDRs, per section 59.4.9.17.2.c. The proposed lots were reviewed for compliance with the dimensional requirements for the R-60 Zone, as specified in the Zoning Ordinance. The proposed lot dimensions, size, width, shape and orientation are appropriate for the location of the subdivision and this type of development and will meet all dimensional requirements for the area, frontage, width, and setbacks in the R-60 Zone for MPDU optional method. The application represents infill development in an appropriate location near existing residential subdivision. The proposal is consistent with the intent of the R-60 Zone that reads as follows:

“...provide designated areas of the County for moderate density residential uses. The predominant use is residential in a detached house. A limited number of other building types may be allowed under the optional method of development.”

Pursuant to Section 59.4.4.9 of the current Zoning Ordinance, applicable development standards for a MPDU Optional Method Development Standards of the Property in the R-60 Zone are shown in Table 1.

---

<sup>1</sup> Due to the acceptance date of this Project of August 28, 2018, it is not required to meet Chapter 25A-5.b. which states “an Applicant for an approval or permit identified in subsection (a) who proposes development of between 11 and 19 dwelling units is not required to provide MPDUs, but must make a payment to the Housing Initiative Fund, as provided by regulation” (effective on October 31, 2018 - Bill 34-17).



**Table 1- Data Table**

Table 1: R-60 Zone, MPDU Optional Method Development Standards					
		REQUIRED/ALLOWED		PROPOSED	
		DETACHED HOUSE	TOWNHOUSE	DETACHED HOUSE	TOWNHOUSE
1 SITE (59.4.4.9.C.1.)					
DIMENSION (MIN)	USABLE AREA	3 AC		5.05 AC 2.	
	Specification for Site under MPDU Development (max)		60%		58%
	DENSITY (MAX)	5		3.8	
	DENSITY (UNITS/ACRE OF USABLE AREA)				
	OPEN SPACE (MIN)	20%		22%	
COMMON OPEN SPACE (% OF USABLE AREA)					
SITE COVERAGE (MAX)	SITE COVERAGE	60%	N/A	40% (MAX)	N/A
2 LOT (59.4.4.9.C.2.)					
DIMENSION (MIN)	LOT AREA	3,000 SF	1,000 SF	7,574 SF	1,140 SF (MIN)
	LOT WIDTH AT FRONT BUILDING LINE	DETERMINED AT SITE PLAN		60' MIN	20' (MIN)
	LOT WIDTH AT FRONT LOT LINE	25'	14'	60'	20' (MIN)
	FRONTAGE ON STREET OR OPEN SPACE	REQUIRED		PROVIDED	PROVIDED
3 PLACEMENT (59.4.4.9.C.3.)					
PRINCIPAL BUILDING SETBACKS (MIN)	FRONT SETBACK FROM PUBLIC STREET	20'	20'	20'	20' (MIN)
	FRONT SETBACK FROM PRIVATE STREET OR OPEN SPACE	10'	10'	N/A	N/A
	SIDE STREET SETBACK, ABUTTING LOT FRONTS ON THE SIDE STREET AND IS IN A RESIDENTIAL DETACHED ZONE	20'	20'	N/A	N/A
	SIDE STREET SETBACK, ABUTTING LOT FRONTS DOES NOT FRONT ON THE SIDE STREET AND IS NOT IN A RESIDENTIAL DETACHED ZONE	15'	15'	N/A	N/A
	SIDE OR REAR SETBACK	DETERMINED AT SITE PLAN	DETERMINED AT SITE PLAN	AS SHOWN AT SITE PLAN	AS SHOWN AT SITE PLAN
	SIDE SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION	EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE			
	REAR SETBACK, ABUTTING PROPERTY NOT INCLUDED IN APPLICATION	EQUAL TO REQUIRED SETBACK FOR A DETACHED HOUSE BUILDING TYPE IN THE ABUTTING ZONE		35' (MIN)	35' (MIN)
	REAR SETBACK, ALLEY	4'	4'	N/A	4' (MIN)
4 Height (in feet) (59.4.4.9.C.4.)					
HEIGHT (MAX)	PRINCIPAL BUILDING	40'	40'	40' (MAX)	40' (MAX)
	ACCESSORY STRUCTURE	25'	25'	25' (MAX)	25' (MAX)

<sup>2</sup>Density is only being calculated from the R-200/TDR 5.05-acre portion of the Subject Property.

**Table 2- Data Table**

<b>Transfers of Development Rights</b>	
Zone	R-200/TDR 5.0 <sup>3</sup>
Area	5.05 Acres
Based Density	2 Units Per Acre
Total Based Units	10 Units
TDRs	9
<b>Total Units</b>	<b>19</b>

<sup>3</sup> Per Section 4.9.17.2.b, the development includes "at least 2/3 of the maximum number of development rights" by providing a total of 19 Units. The total unit yield for the Subject Property is 25 units.

2) The preliminary plan substantially conforms to the master plan.

The 1985 Gaithersburg and Vicinity Master Plan ("Master Plan") recommends a unit yield of 18 to 25 units on the Subject Property. This Project complies with the Master Plan by providing 19 units total for the Subject Property. The proposed building types are comparable to the surrounding neighborhood by

providing a mix of single-family houses and townhouses, and the design and orientation of the proposed development allows for the density envisioned by the Master Plan and allowed by the zone, while clustering the proposed lots around open spaces and preserving the maximum amount of open space.

#### Master-Planned Roadway and Master-Planned Bikeways

The Applicant proposes a “natural trail” connection from the private alley on the eastern side of the site to the access road to Nike Missile Local Park. The Applicant is currently required to provide a pedestrian connection through the site and outside of the alley, with final details to be determined at Site Plan. The 2018 *Bicycle Master Plan* recommends a “neighborhood connector” southeast of the site where Calypso Lane dead ends adjacent to the Nike Missile Local Park. Neighborhood connectors are short bicycle and pedestrian paths that provide critical connections in the residential walking and bicycling network. This proposed connection creates a shortcut into Nike Missile Local Park and increases neighborhood access. The connector as proposed by the Applicant should be widened and paved and meet the requirements of the Americans with Disabilities Act (ADA) and the *Bicycle Master Plan* recommendation. Final details of the path alignment will be determined at Site Plan.

*3) Public facilities will be adequate to support and service the area of the subdivision.*

#### **Schools**

Based on the following school cluster and individual school capacity analysis performed using the FY2019 Annual School Test, there is adequate school capacity for the amount and type of development proposed by this application.

#### Overview and Applicable School Test

Preliminary plan application #12006028A for Meadowvale is scheduled to come before the Planning Board for review after July 1, 2019. Therefore, the applicable annual school test is the FY20 Annual School Test, approved by the Planning Board on June 20, 2019 and effective July 1, 2019. The application proposes development of eleven (11) new townhouse units, seven (7) new single-family detached units and one existing dwelling unit to remain.

#### Calculation of Student Generation

To calculate the number of students generated by the proposed development, the number of dwelling units is multiplied by the applicable regional student generation rate for each school level. Dwelling units are categorized by structure type: single family detached, single family attached (townhouse), low- to mid-rise multifamily unit, or high-rise multifamily unit. The Subject Property is located within the upcounty region.

**Table 3- Per Unit Student Generation Rates – Upcounty Region**

	<b>Elementary School</b>	<b>Middle School</b>	<b>High School</b>
<b>SF Detached</b>	0.210	0.120	0.169
<b>SF Attached</b>	0.248	0.121	0.157
<b>MF Low- to Mid-Rise</b>	0.183	0.077	0.093
<b>MF High-Rise</b>	0.020	0.008	0.010

With a net of 18 single-family townhouse units, the proposed project is estimated to generate the following number of students:

**Table 4- Net number units to students**

Type of Unit	Net Number of Units	ES Generation Rates	ES Students Generated	MS Generation Rates	MS Students Generated	HS Generation Rates	HS Students Generated
SF Detached	7	0.210	1.470	0.120	0.840	0.169	1.183
SF Attached	11	0.248	2.728	0.121	1.331	0.157	1.727
<b>TOTAL</b>	<b>18</b>		<b>4</b>		<b>2</b>		<b>2</b>

This project is estimated to generate 4 new elementary school students, 2 new middle school students, and 2 new high school students.

#### Cluster Adequacy Test

The project is located within the Gaithersburg High School Cluster. The student enrollment and capacity projections from the FY20 Annual School Test for the cluster are noted in the following table:

**Table 5- Projected Cluster Totals**

School Level	Projected Cluster Totals, September 2024			Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization		
Elementary	4,694	4,668	100.6%	908	<b>4</b>
Middle	1,882	1,958	96.1%	467	<b>2</b>
High	2,764	2,429	113.8%	150	<b>2</b>

The Moratorium Threshold identified in the table is the number of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and therefore trigger a cluster-wide residential development moratorium. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds at all three school levels. Therefore, there is sufficient capacity at the elementary, middle and high school cluster levels to accommodate the estimated number of students generated by this project.

#### Individual School Adequacy Test

The applicable elementary and middle schools for this project are Strawberry Knoll ES and Gaithersburg MS, respectively. Based on the FY20 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:<sup>2</sup>

**Table 6- Projected School Totals**

School	Projected School Totals, September 2024				Moratorium Threshold	Estimated Application Impact
	Enrollment	Program Capacity	% Utilization	Surplus/ Deficit		
Strawberry Knoll ES	463	454	102.0%	-9	101	4
Gaithersburg MS	942	1,009	93.4%	+67	269	2

<sup>2</sup> The projected enrollment of 701 students at Strawberry Knoll ES has been modified to reflect the estimated impact of a future boundary change that will reassign students from Strawberry Knoll ES to Gaithersburg ES #8 upon the programmed opening of the latter school in September 2022.

Under the individual school adequacy test, a school is deemed inadequate if the projected school utilization rate exceeds 120% and the school seat deficit meets or exceeds 110 seats for an elementary school or 180 seats for a middle school. If a school's projected enrollment exceeds *both* thresholds, then the school service area is placed in a residential development moratorium.

The Moratorium Enrollment Thresholds identified in the table above are the numbers of additional projected students that would cause the projected utilization to exceed the 120% utilization threshold and the seat deficit threshold. As indicated in the last column, the estimated enrollment impacts of this application fall below the moratorium thresholds for both Strawberry Knoll ES and Gaithersburg MS. Therefore, there is sufficient anticipated school capacity to accommodate the estimated number of students generated by this project.

## **Transportation**

### On-Site Vehicular Access

As proposed, Bell Tower Drive will be extended and connect with Cross Country Lane. Currently, there is a short dead-end street from Cross County Lane that connects to a driveway serving the existing single-family detached house, which will be retained. Access to the proposed development will be primarily served by two private circular alleys/driveways, with associated common open spaces, off Bell Tower Drive. Six (6) single-family detached homes are oriented on a private alley/driveway on the west side of Bell Tower Drive, eleven (11) townhomes will be served by a private alley on the east side of Bell Tower Drive, and two single-family detached homes will have driveway access directly to Bell Tower Drive. This configuration helps reduce the number of curb cuts on Bell Tower Drive, minimize the amount of land needed for development and maximize the amount of open space on the Property.

### Vehicular Access and Neighborhood Circulation

The Applicant proposes to construct Bell Tower Drive through the Property connecting to Cross County Lane. The cross-section includes a 60-foot wide secondary residential street with two travel lanes, an 8-foot wide parking lane on one side, 5-foot-wide sidewalks, and 8-8.5-foot-wide tree panels on both sides.

The construction of the missing segment of Bell Tower Drive through the Property will increase neighborhood access and connectivity. To address the local neighborhood concerns, the Applicant must work with MCDOT and Staff regarding possible traffic calming measures on Bell Tower Drive at Site Plan.

### Non-Master-Planned Streets and Pedestrian Facilities

Bell Tower Drive and Cross County Lane are not listed in the Master Plan but are two-lane secondary residential streets with existing 60-foot-wide rights-of-way, approximately 26-foot wide paved travelways, permitted on-street parking, and no bikeway. The built segment of Bell Tower Drive north of the Property has four-foot-wide sidewalks with 12-foot-wide tree panels on both sides. Cross County Lane is a local semi-circular loop street that intersects the southeast side of Strawberry Knoll Road opposite Strawberry Knoll Park. Cross County Lane has a four-foot-wide sidewalk with a 12-foot-wide tree panel on the south side of the street, to where it will intersect with the proposed extension of Bell Tower Drive.

The Nike Missile Park access road is an M-NCPPC Park Road, with a 20-foot-wide paved travelway, that connects Snouffer School Road to access the M-NCPPC park. The applicant is required to provide a pedestrian connection from Bell Tower Drive, through the Subject Property to the play facilities at the

adjacent Nike Missile Park, subject to further coordination with Parks Department and Planning Staff, with final details to be determined at Site Plan.

The private alleys off Bell Tower Drive are proposed to have 16-foot wide rights-of-way.

#### Public Transit Service

Ride On Route 64 operates along Strawberry Knoll Road to the west of the site. Route 64 operates between the Shady Grove Metro Station and Montgomery Village Center every 30 minutes on weekdays and weekends.

#### Local Area Transportation Review (LATR)

The Traffic Statement used the Institute of Transportation Engineers' Trip Generation rates to calculate the peak-hour trips generated by the proposed seven single-family detached units and eleven townhouses. The table below shows the number of peak-hour trips generated by the proposed residential development within the weekday morning and evening peak periods.

**Table 7- Vehicle Trip Generation**

	AM Peak Hour	PM Peak Hour
<b>ITE Trips</b>	16	17
<b>Policy Area/Auto Driver Trips</b>	<b>15</b>	<b>16</b>
ITE Land Use: Townhouses (220) & Single-family detached units (210); Policy Area vehicle trip adjustment is 93%		

**Table 8- Trip Distribution by Mode**

Multimodal Distribution	AM Peak Hour	PM Peak Hour
<b>Auto Driver Trips (59.9%)</b>	15	16
<b>Auto Passenger Trips (26.8%)</b>	7	7
<b>Transit Trips (4.6%)</b>	1	1
<b>Bicycle Trips (4.0%)</b>	1	1
<b>Pedestrian Trips* (8.6%)</b>	1	1
<b>Total Person Trips</b>	<b>25</b>	<b>26</b>
Auto driver trips are derived from the ITE vehicle trip generation rate and adjusted based on the Policy Area		

Under the 2016-2020 Subdivision Staging Policy, a traffic study is not required as the proposed use generates fewer than 50-person trips within the weekday peak hours. In addition, the number of transit, bicycle, and pedestrian is fewer than the 50-trip standard. Thus, a traffic study of these travel modes is not required to satisfy the LATR test.

### **Other Public Facilities**

The proposed development will be served by public water and sewer systems. The Montgomery County Department of Permitting Services Fire Department Access and Water Supply Section has reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following construction of the project. Electric, gas and telecommunications services are available and adequate.

*4) All Forest Conservation Law, Chapter 22A requirements are satisfied.*

### Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) for this site was approved by Staff on July 26, 2005 (NRI/FSD No. 420060010), and a Preliminary Forest Conservation Plan (No. 120060280) was approved on June 12, 2007. The amended Preliminary Forest Conservation Plan updates all natural resources information, including the inventory of significant and specimen trees. The Property contains no streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, hydraulically adjacent steep slopes, or known occurrences of rare, threatened, or endangered species. The proposal is in conformance with the Montgomery County Planning Department's *Environmental Guidelines*.

### Forest Conservation

The net tract area for the site is 5.34 acres, and the zoning category for the property is high density residential. The Forest Conservation Law requires that afforestation be provided for a minimum of 15% of the net tract area, which is 0.80 acres (34,848 square feet) on this Property. The Preliminary Forest Conservation Plan (PFCP – Attachment 4) proposes to plant 0.85 acres (37,026 square feet) of new forest, protected by two Category II forest conservation easements located on the northern and eastern portions of the Property. A Final Forest Conservation Plan must be approved with the subsequent Site Plan.

### Forest Conservation Variance

Section 22A-12(b) (3) of County code identifies certain individual trees as high priority for retention and protection. Any impact to these trees, including removal of the subject tree or disturbance within the tree's critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the Forest Conservation Law. The law requires a variance to impact trees that: measure 30 inches or greater, dbh; are part of an historic site or designated with an historic structure; are designated as a national, State, or County champion tree; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

### Variance Request

The Applicant submitted a variance request on November 11, 2019, because the development would create an impact to the CRZ of five trees that are considered high priority for retention under Section 22A-12(b) of the County code. Four of these trees are to be removed. It should be noted that the table in the variance request notes that four specimen trees are to be removed, while tree E-07 is to be impacted but retained, however the text of the variance request says that all five specimen trees impacted are to be removed. The table is correct; tree E-07 is to be saved.

#### Unwarranted Hardship for Variance Tree Impacts

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in an unwarranted hardship. There are nine specimen trees interspersed through the Property, which is zoned R-200 with a TDR overlay of 5.0. The surrounding area is developed with single-family houses. Bell Tower Drive is to be extended through the Property to connect with Cross Country Lane and provide access. The *Gaithersburg Vicinity Master Plan* recommends this area for residential development. The Property cannot be developed as envisioned by the Master Plan and allowed by the zone, if permission is not granted to disturb the CRZ of any of the variance trees. Staff agrees that this would create an unwarranted hardship for and deny the applicant reasonable and significant use of the Property.

#### Variance Findings

Per Section 22A-21 and based on review of the variance request and the proposed PFCP, Staff finds the requested variance:

1. *Will not confer on the applicant a special privilege that would be denied to other applicants.*

The Property is relatively small and oddly shaped, and the public road that is to bisect the Property creates additional constraints. Staff has determined that the impacts to the trees subject to the variance requirement cannot be avoided if the development envisioned by the Master Plan and permitted by zoning is to be allowed. Therefore, the granting of this variance is not a special privilege that would be denied to other applicants.

2. *Is not based on conditions or circumstances which are the result of the actions by the applicant.*

The requested variance is not based on conditions or circumstances which are the result of actions by the Applicant, but on engineering and site constraints.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The requested variance is not a result of land or building use on a neighboring property.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*

The four trees removed must be replaced on site according to a formula that requires one caliper-inch of replacement trees planted for every four inches diameter removed, using planting stock of no less than three (3) inches caliper. This project will remove 143 diameter inches of specimen trees, which will be mitigated by planting a minimum of 35.75 caliper-inches of native shade trees, using planting stock no smaller than three (3) inches caliper, each. This will result in a requirement to plant approximately twelve (12) replacement trees, which must be shown on the Final Forest Conservation Plan. It is assumed that the canopy produced by these trees will replace the canopy from the removed trees within a few years, thereby restoring the water quality functions formerly performed by the trees removed. Therefore, the project will not violate State water quality standards or cause a measurable degradation in water quality.

#### Variance Recommendation

Staff recommends that the variance be granted.

#### Stormwater Approval

The Montgomery County Department of Permitting Services issued an approval letter for the stormwater management concept on April 26, 2019. The project plan proposes to meet the stormwater management requirements using dry wells, micro-infiltration trenches, and other micro-bioretenion facilities.

### **SECTION 5: CONCLUSION**

The Preliminary Plan application meets all required findings under Chapter 50, the Subdivision Regulations. Therefore, Staff recommends approval of the Preliminary Plan with the conditions specified at the beginning of this report.

#### Attachments:

1. Preliminary Plan
2. Letter from Parks
3. Community Correspondence
4. Forest Conservation Plan
5. Agency Approval Letters



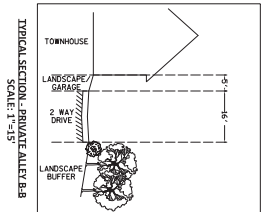
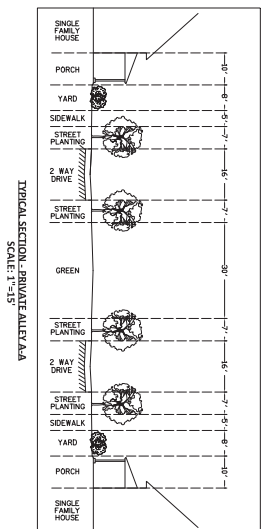
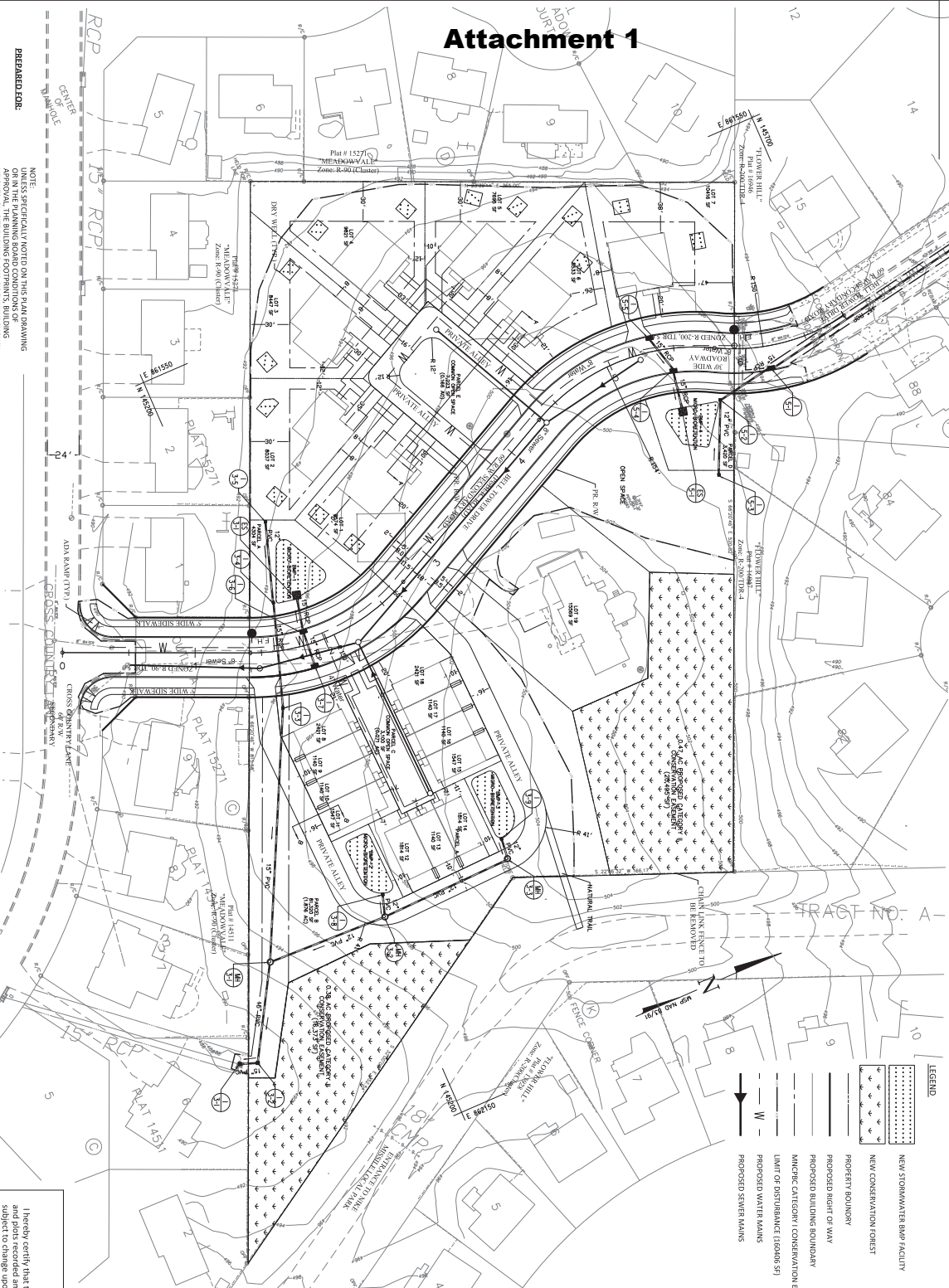
# Attachment 1

PREPARED FOR:

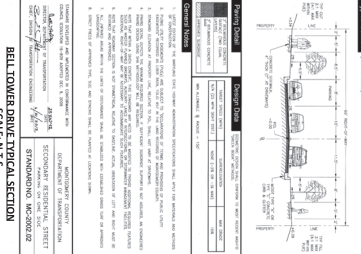
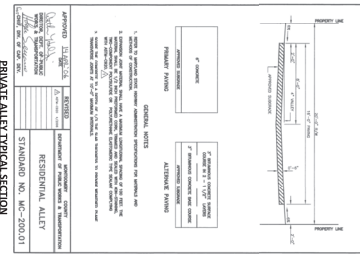
CK Technologies, LLC  
12542 Granite Rock Rd  
Suite 300  
Arlington, VA 22204  
PHONE: 301-987-8776  
FAX: 301-987-8777

NOTE: ALL INFORMATION ON THIS PLAN DRAWING

ON THE PLANNING BOARD CONDITIONS OF  
APPROVAL, THE BUILDING FOOTPRINTS, BUILDING  
ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE  
FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND  
ISSUANCE OF BUILDING PERMITS, PLEASE REFER TO THE  
ZONING DATA TABLE FOR DEVELOPMENT STANDARDS  
BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.  
OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY  
REQUIRE BOARD APPROVAL.



- LEGEND**
- NEW STORMWATER BMP FACILITY
  - NEW CONSERVATION FOREST
  - PROPERTY BOUNDARY
  - PROPOSED RIGHT OF WAY
  - PROPOSED BUILDING BOUNDARY
  - MANICURE CATEGORY (CONSERVATION EAP)
  - LIMIT OF DISTURBANCE (16000 SF)
  - PROPOSED WATER MAINS
  - PROPOSED SEWER MAINS



I hereby certify that the boundary shown herein is correct based on existing deeds and plots recorded among the land records of Montgomery County, Maryland, and subject to change upon completion of a final survey. Topography from sources noted herein.

- AMENDMENT LIST**
- CHANGE FROM 10 SINGLE FAMILY HOMES TO 11 TOWNHOUSES AND 8 SINGLE FAMILY HOMES
  - UPDATE STORMWATER MANAGEMENT DESIGN TO MEET THE NEW STORMWATER MANAGEMENT REQUIREMENTS
  - ADD NEW LANDSCAPE AND LIGHTING PLAN

DATE	TITLE
JUNE 2019	12006028A PRELIMINARY PLAN OF SUBDIVISION
SCALE 1"=30'	DRAWN: GJ
SHEET	DESIGNED: GJ
CPP - 2	CHECKED: KH

REVISIONS		
NO.	DATE	DESCRIPTION
1.	11/18/07	120060280
2.		120060280A
3.		
4.		

LOTS 1 THROUGH 19  
**MEADOWVALE**  
PARCEL 54 & OUTLOT A  
L. 6050 F. 791, L. 6899 F. 057  
MONTGOMERY COUNTY, MARYLAND



**ENDESCO, INC.**  
ENGINEERS, DESIGNERS & CONSULTANTS  
15245 SHADY GROVE RD  
SUITE 335  
ROCKVILLE, MD 20850  
TEL: (301) 987-8776  
FAX: (301) 987-8777

## Attachment 2



### MONTGOMERY COUNTY DEPARTMENT OF PARKS MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

## MEMORANDUM

February 7, 2019

**TO:** Montgomery County Planning Department Area 2, Cary Sanders and Patrick Butler

**VIA:** Hyojung Garland, Master Planner/Supervisor, Park Planning and Stewardship  
Doug Ludwig, Chief, Northern Region

**FROM:** Dominic Quattrocchi, AICP, Planner Coordinator, Park Planning and Stewardship

**SUBJECT:** 12006028A Meadowvale

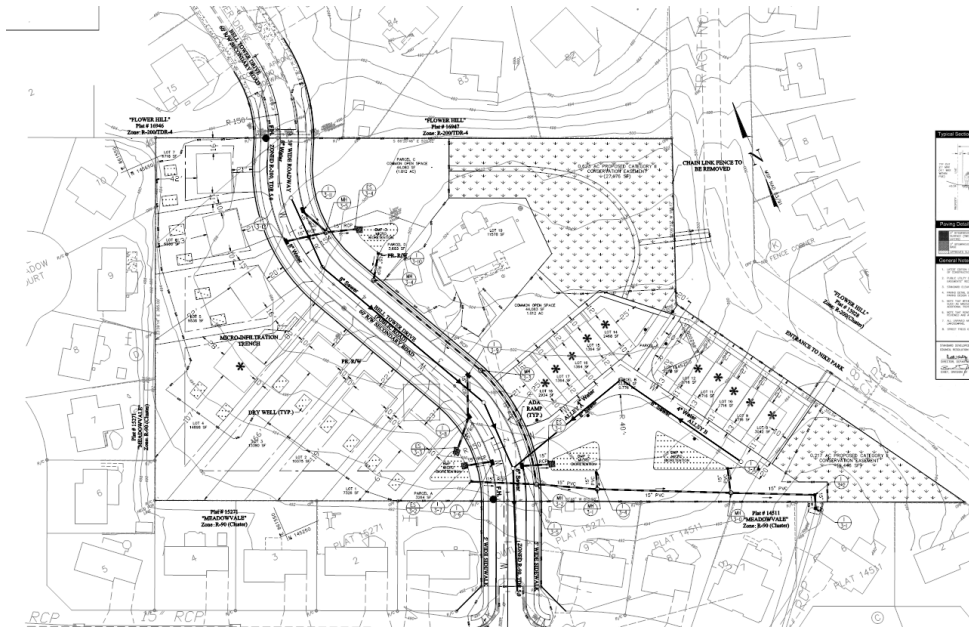
The Meadowvale preliminary plan in Planning Area 2 near Gaithersburg, proposes 19 lots on 5.05 acres with connection to Bell Tower Drive from the north and Cross Country Lane to the south. Planning Board members received a letter dated 10JAN2019 from a local resident requesting that the entrance and exit to the new development be on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

The Department of Parks knows of no prior precedent of facilitating a private development using a public park owned road, where reasonable and safe alternatives exist. Providing or facilitating private development is not part of the Commission's mission or specifically the Department of Parks' provision of recreational platforms and stewardship of Commission lands. Existing safe, logical, master planned built roads and infrastructure are in place, designed to accommodate this private development (See Figure 1 and 2). The property has road frontage to both Bell Tower Drive and Cross Country Lane.

To place significant trip generation on a 2000' linear Park road to accommodate unneeded access to a private development is a potential safety conflict for Park users and erodes park-like expectations. In addition, it would also add undue burden to Parks infrastructure decreasing life expectancy and requiring funding for increased maintenance and replacement and raise concerns about expectations for plowing and salting in the winter. Local Parks like Nike Missile are not prioritized for snow removal as there are no facilities or structures that require emergency access or public access for programming.

## Attachment 2

M-NCPPC, Department of Parks, Montgomery County, Maryland - Park Planning & Stewardship Division



**Figure 1.** Proposed Preliminary Plan access, supported by the Department of Parks.

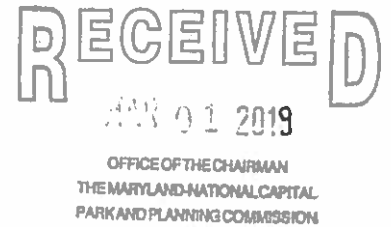


**Figure 2.** Proposed access to Meadowvale Development from community member (in red) not supported by the Dept of Parks



### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

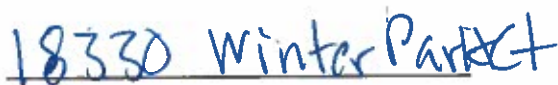
Thank you in advance for your consideration of my concerns,



Signature



Date



Address Gaithersburg MD, 20879

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

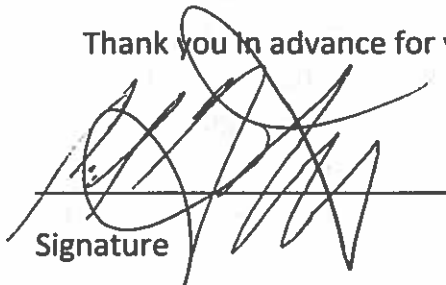
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,

  
Signature

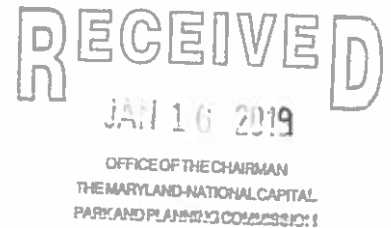
ANDREW GARFIELD  
Print Name

1/15/19  
Date

57 Cross Country G  
GATHERSBURG, MD 20879  
Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.



### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

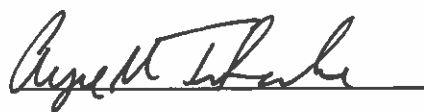
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,



Signature

ANGIE TITUMBE

Print Name

1/9/19

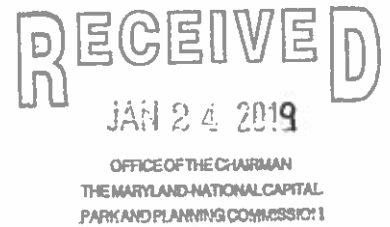
Date

18317 Winter Park Ct.  
Gaithersburg, MD  
#Meadowvale.

Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



**Board Members:**

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

**Reviewers:**

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road.**

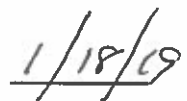
Thank you in advance for your consideration of my concerns,



Signature



Print Name



Date

18320 Winter Pk Ct  
GaitHERSBURY, MD 20879  
Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

Brian Coffman

BRIAN COFFMAN

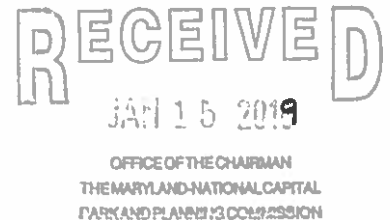
1 17 19

8562 CALYPSO LANE GAITHERSBURG MD  
20879

Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

C. E. Zinte

Signature

C. E. TRINITE

Print Name

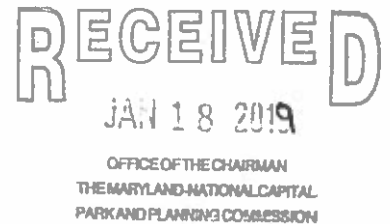
08 JAN 19

Date

18309 WINTER PARK CT.

Address GAITHERSBURG, MD 20879

### Attachment 3



To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.



### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry <sup>Knoll</sup> Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,



Signature



Print Name

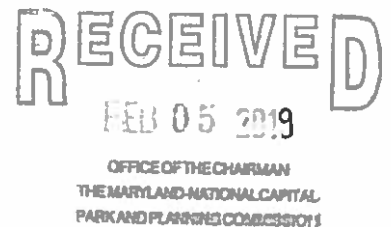


Date

18711 Cross Country Lane  
Address Gaithersburg, MD 20879

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,

David W. Burton

Signature

David Burton

Print Name

31 Jan 19

Date

18929 Cross Country La.

Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Denise M. Lewinski

Signature

Denise M. Lewinski

Print Name

1-10-19

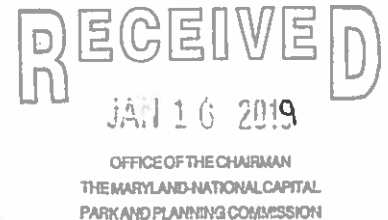
Date

18846 Cross Country Lane  
Gaithersburg MD. 20879

Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

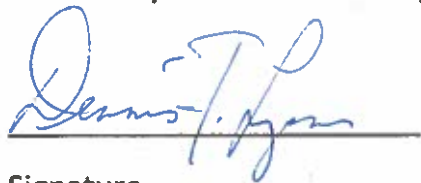
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,



Signature

Dennis F. Lyons

Print Name

11 / 2019

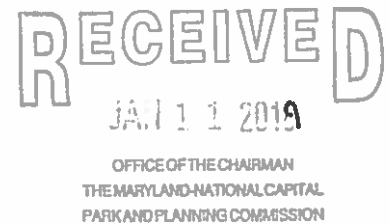
Date

8605 CALYPSO LANE  
GAITHERSBURG, MD 20879

Address

**Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.



### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road.**

Thank you in advance for your consideration of my concerns,

Jane L. Trinité

Signature

Jane L. TRINITE

Print Name

1/8/19

Date

18309 Winter Pk. Ct.,  
Gaithersburg, MD 20879

Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,

Janice Dillon  
Signature

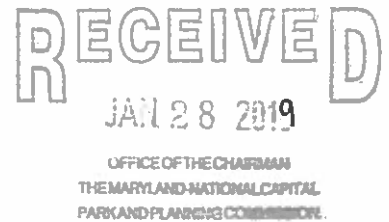
Janice Dillon  
Print Name

1/15/19  
Date

18820 Cross Country Ln.  
Gaithersburg, Md. 20879  
Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

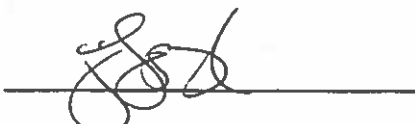
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road.**

Thank you in advance for your consideration of my concerns,

  
Signature

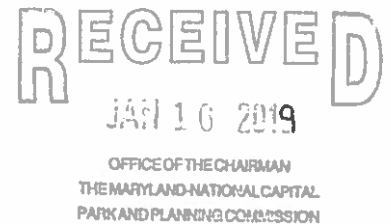
Jenny Castillo  
Print Name

1/19/19  
Date

18850 Cross Country Lane Gaithersburg Md 20879  
Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

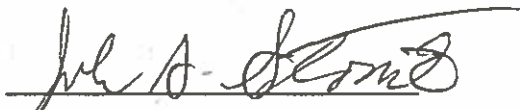
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

  
Signature

John A. Stanik  
Print Name

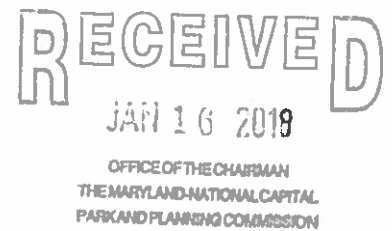
1/10/19  
Date

18842 Cross Country Lane  
Address Shelburne, Vt  
20879



**Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road.**

Thank you in advance for your consideration of my concerns,

Kathleen Q. Lyons

Signature

Kathleen Q. Lyons

Print Name

1-8-19

Date

8605 Calypso Lane  
Garthburg, MD 20879

Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

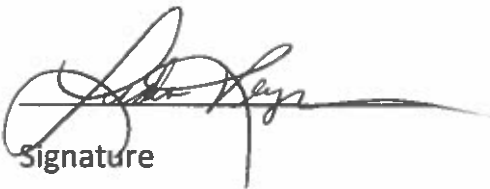
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

  
Signature

Lidia Reyna  
Print Name

1/19/2018  
Date

18850 CROSS COUNTRY LANE  
Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

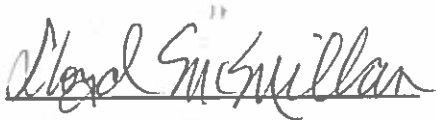
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

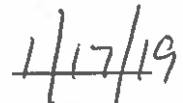
Thank you in advance for your consideration of my concerns,




Signature



Print Name



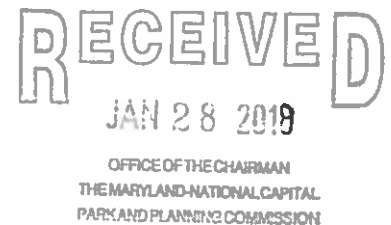
Date



Address Gaithersburg, Md 20879

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.



### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

  
Signature

Luis Castillo  
Print Name

1/19/19  
Date

18850 cross country lane, Gaithersburg, MD, 20879  
Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,

*Margaret F. Luther / Dennis Luther*

Signature

Margaret F. Luther / Dennis Luther

Print Name

1-12-19

Date

8621 Calypso Lane, Gaithersburg, MD 20879

Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Melanie Garfield

Signature

MELANIE GARFIELD

Print Name

01/15/19

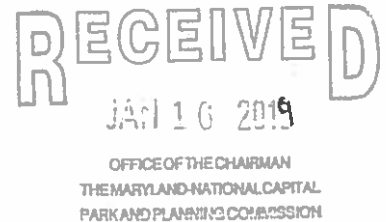
Date

57 CROSS COUNTRY COURT  
GAITHERSBURG, MD 20879

Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

Melbie Stonik  
Signature

Melbie Stonik  
Print Name

1/10/19  
Date

18842 Cross Country Lane  
Address Gaithersburg, Md  
20879



### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ringskog, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,

Michael Reeling

Signature

Michael Reeling

Print Name

1-24-2019

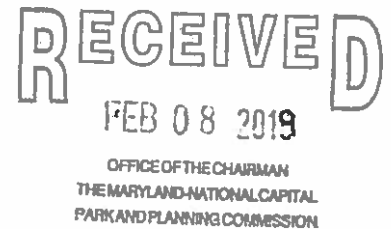
Date

56 Cross Country Ct Gaithersburg MD 20878

Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

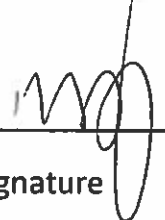
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.

Thank you in advance for your consideration of my concerns,

  
Signature

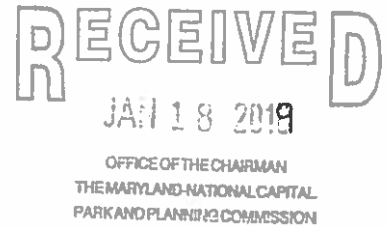
Monique McMillan Jackson  
Print Name

2/4/19  
Date

18679 Cross Country Lane, Gaithersburg, MD 20879  
Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



**Board Members:**

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

**Reviewers:**

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

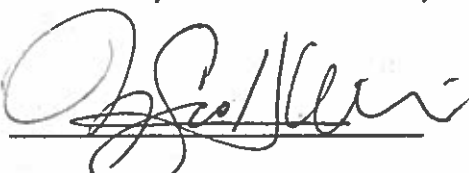
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,

  
Signature

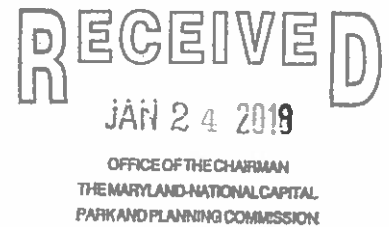
R. Scott Williams  
Print Name

1/12/19  
Date

8616 Calypso Lane  
Address

### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road.**

Thank you in advance for your consideration of my concerns,



Signature

Richard Rizzo

Print Name

11/19/19

Date

18300 Winton Park Ct

Gaithersburg, MD 20879

Address



### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

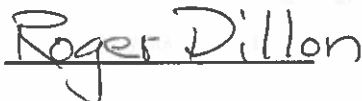
**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

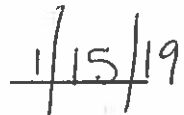
Thank you in advance for your consideration of my concerns,



Signature



Print Name



Date

18820 Cross Country Ln.  
Gaithersburg, Md. 20879

Address

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

My proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,

Scott F. Rodgers

Signature

Scott F. Rodgers

Print Name

01/09/2019

Date

18851 Cross Country Lane, Gaithersburg, MD 20879

Address

### Attachment 3

RECEIVED  
JAN 15 2019

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

~~I am~~<sup>we are</sup> a resident of Meadowvale/Strawberry Knoll/North Flower Hill and ~~I am~~<sup>are</sup> writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 8 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of ~~my~~<sup>our</sup> primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

### Attachment 3

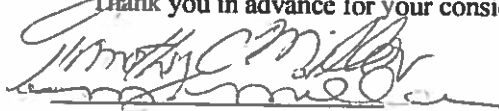
Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, <sup>we are</sup> ~~I am~~ concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to <sup>us</sup> ~~all~~ surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. <sup>we</sup> ~~I~~ trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

<sup>Our</sup> ~~My~~ proposal is three- fold:

1. No new development until the new elementary school would be able to help absorb the overcapacity situation.
2. Keep the number of new homes at 11 single family homes as originally planned.
3. Have the entrance and exit to the new development on Nike Park Road.

Thank you in advance for your consideration of my concerns,



Signature

Timothy C. Miller  
Marcia Miller

Print Name

1/9/19  
Date

18750 Cross Country Ln.  
Address Gaithersburg, MD 20879

### **Attachment 3**

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

January 31, 2019

RECEIVED  
FEB 05 2019

OFFICE OF THE CHAIRMAN  
THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

**Board Members:**

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

**Reviewers:**

Hersson-Ring, Rhonda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

We are residents of Meadowvale and are writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11-12 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system and residential streets and would jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of our primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. We do not feel that development of more housing should be approved until the new school is close to completion.

### **Attachment 3**

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, we are concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. We trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**Our proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road.**

Thank you in advance for your consideration of our concerns,

William E. Coppersmith

William E. Coppersmith

18337 Winter Park Ct.  
Gaithersburg, MD 20879

Alice B. Coppersmith

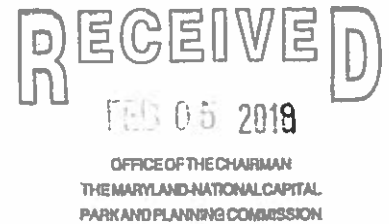
Alice B. Coppersmith

18337 Winter Park Ct.  
Gaithersburg, MD 20879



### Attachment 3

To: Maryland- National Capital Park and Planning Commission  
Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



Board Members:

Anderson, Casey- Chairman  
Dreyfuss, Norman – Member  
Fani-Gonzalez, Natali – Member  
Patterson, Tina- Member

Reviewers:

Hersson-Ring, Rhoda – Lead Reviewer  
Butler, Patrick – Reviewer

Re: Plan Number 12006028A Meadowvale

Dear Members of the Maryland National Capital Park and Planning Commission (M-NCPPC),

I am a resident of Meadowvale/Strawberry Knoll/North Flower Hill and I am writing in strong opposition to the proposed change to zoning on the property located at 18857 Cross Country Lane, Gaithersburg, MD.

Several years ago the above mentioned property was zoned (#200, TR5.0) for approximately 11 single family homes. The property was recently sold, and the new owner has submitted a Pre-Preliminary Plan (12006028A) through Endesco, Inc. to build 7 single family homes and 11 townhouses in addition to the current rental home at the site. This proposal would significantly increase the number of families living at the location and connect Bell Tower Drive through the property to Cross Country Lane. These plans would put an extreme burden on our school system, the residential streets, and jeopardize the safety of car traffic and pedestrians in our neighborhood.

One of my primary concerns is the significant negative impact on Strawberry Knoll Elementary School and the feeder schools of Gaithersburg Middle School and Gaithersburg High School. Currently Strawberry Knoll Elementary School is approximately two hundred students over-capacity with increased projected growth. Strawberry Knoll ES uses ten or more mobile units to handle the over-capacity situation. Gaithersburg Middle School is also over-capacity and Gaithersburg High School is at capacity. This over-capacity situation would only be exacerbated by the increase of homes on the property. Calculation of 1.5 children per household would yield 16.5 students from townhomes and 12 from single family homes. In addition to the additional students the proposed new development in Meadowvale would add to the school system, 18 single family homes are under construction adjacent to Meadowvale and would bring another 27 students into the school system for a total of 55.5 new students. The quality of education and safety of the children attending the school would be jeopardized by continuing the over-crowding of schools. Although capital funds have been approved for a new school in Gaithersburg for 2022/23, the planning process has not begun and the projected growth in school population in the area is increasing. I do not feel that development of more housing should be approved until the new school is close to completion.

### Attachment 3

The proposed entrances/exits of the new development would be from Bell Tower to Cross Country Lane, increasing our congested streets and parking situations by adding 38 cars (assuming 2 cars per household) making two trips a day from the new development. There is no sidewalk on Cross Country adjacent to the new development necessitating crossing the street to gain access to a sidewalk. The street- crossing would be out- of- sight of school safety monitors and thus could cause a potential safety situation for the children.

The number of cars, buses, and pedestrian children in front of Strawberry Knoll ES during drop-off and pick-up times causes overwhelming congestion and safety concerns for traffic and children; adding to that congestion could lead to additional safety risks for all.

Traffic congestion and parking in the development of Meadowvale is a problem. Currently the townhouse units do not have enough parking spaces and many occupants park on Cross Country Lane. Visibility around increased parking on the street has caused many a precarious driving and pedestrian situation. Overflow parking from more homes in the new development will only cause more of a hazardous situation on both Cross Country and Bell Tower.

Finally, I am concerned about the environmental impact of doubling the number of units on the property. This summer a water main broke on Strawberry Road located near another new development and caused a water outage from 10 AM to 11:30 PM to all surrounding neighborhoods. In addition, Cross Country Lane has not been paved in over 30 years. I trust that the Planning Board will be able to assess and communicate the impact of development on the property to the community in terms of sewerage, water, utilities, plants and trees, and dislocation of wildlife.

**My proposal is three- fold:**

- 1. No new development until the new elementary school would be able to help absorb the overcapacity situation.**
- 2. Keep the number of new homes at 11 single family homes as originally planned.**
- 3. Have the entrance and exit to the new development on Nike Park Road with no access to Bell Tower Drive or Cross Country Lane.**

Thank you in advance for your consideration of my concerns,



Signature

William D. Barnett

Print Name

01/26/18

Date

18804 Cross Country Ln Gaithersburg, MD 20879

Address

**VICINITY MAP**

PROPOSED CONTOUR

EXISTING SIGNIFICANT TREE AND CRITICAL ROOT ZONE

EXISTING SPECIMEN TREE AND CRITICAL ROOT ZONE

LIMITS OF DISTURBANCE

FOREST CONSERVATION EASEMENT

10	09.17.2019	PER REVISED SITE PLAN/MNCPPC REVIEW
9	07.05.2019	PER REVISED SITE PLAN/MNCPPC REVIEW
8	06.19.2019	PER REVISED SITE PLAN
7	04.22.2019	PER REVISED SITE PLAN
6	12.17.2018	PER REVISED SITE PLAN
5	11.8.2018	PER MNCPPC REVIEW
4	10.4.2018	PER PRELIMINARY PLAN REVISION
3	8-10-2018	PER MNCPPC INTAKE REVIEW
2	8-03-2018	PER NEW PRELIMINARY PLAN
1	1-29-2018	PER MNCPPC REVIEW

[illegible]

SIGNIFICANT TREE LIST						
ID	Botanical Name	Common Name	DBH	Condition	Action	Notes
001	<i>Yucca angustifolia</i>	Common Yucca	34" DBH	Good	Remove	
005	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
006	<i>Pinus jeffreyi</i>	Jeffrey's Pinyon	24" DBH	Good	Remove	
009	<i>Pinus edulis</i>	Colorado White Pine	22" DBH	Good	Remove	
010	<i>Pinus jeffreyi</i>	Jeffrey's Pinyon	22" DBH	Good	Remove	OK'S
013	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
014	<i>Larix laricina</i>	Black Spruce	22" DBH	Good	Remove	
015	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
016	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
017	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
018	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
019	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
020	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
021	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
022	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
023	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
024	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
025	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
026	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
027	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
028	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
029	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
030	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
031	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
032	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
033	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
034	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
035	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
036	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
037	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
038	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
039	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
040	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
041	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
042	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
043	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
044	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
045	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
046	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
047	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
048	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
049	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
050	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
051	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
052	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
053	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
054	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
055	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
056	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
057	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
058	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
059	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
060	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
061	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
062	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
063	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
064	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
065	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
066	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
067	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
068	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
069	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
070	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
071	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
072	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
073	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
074	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
075	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
076	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
077	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
078	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
079	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
080	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
081	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
082	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
083	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
084	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
085	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
086	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
087	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
088	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
089	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
090	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
091	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
092	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
093	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
094	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
095	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
096	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
097	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
098	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
099	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
100	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
101	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
102	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
103	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
104	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
105	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
106	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
107	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
108	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
109	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
110	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
111	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
112	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
113	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
114	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
115	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
116	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
117	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
118	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
119	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
120	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
121	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
122	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
123	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
124	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
125	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
126	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
127	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
128	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
129	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
130	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
131	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
132	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
133	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
134	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
135	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
136	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
137	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
138	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
139	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
140	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
141	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
142	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
143	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
144	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
145	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
146	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
147	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
148	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
149	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
150	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
151	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
152	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
153	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
154	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
155	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
156	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
157	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
158	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
159	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
160	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
161	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
162	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
163	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
164	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
165	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
166	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
167	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
168	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
169	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
170	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
171	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
172	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
173	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
174	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
175	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
176	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
177	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
178	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
179	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
180	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
181	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
182	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
183	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
184	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
185	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
186	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
187	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
188	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
189	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
190	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
191	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
192	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
193	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
194	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
195	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
196	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
197	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
198	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
199	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
200	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
201	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
202	<i>Pinus ponderosa</i>	Engelmann's Pinyon	22" DBH	Good	Remove	
203	<i>Pinus ponderosa</i>	Engelmann's Pinyon				

Developer's Name: \_\_\_\_\_

Contact Person's Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone and Email: \_\_\_\_\_

Signature: \_\_\_\_\_

**PLAT 14.511**

**CONSERVATION EASEMENT**

**NOTES:**

1. TOTAL TRACT AREA, 5.34 ACRES BASED ON SURVEY AND INCLUDING 0.09 OF OFF-SITE DISTURBANCE
2. CURRENT ZONING, R-280
3. USE CLASS OF STREAM, 4-P
4. USE CLASS OF STREAM, 4-P
5. THE SHOT-HEATED WIND-SOIL-ANALYSIS INDICATES THERE IS SPECIAL FERTILITY OR SOIL MANAGEMENT AREAS, AND SPECIAL SPECIES ARE LOCATED ON SITE, AND TO VARIOUS EXISTING CONDITIONS. SPECIAL TREES WERE LOCATED BASED ON THOSE OBSERVATIONS.

Drawn By	DGP
Date	DECEMBER 28, 2017
CAD File Name	
Project ID	2017-22
Scale	1" = 30'
Drawn No.	CCP-6
	of

## Attachment 5



### DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Al R. Roshdieh  
*Director*

August 8, 2019

Mr. Troy Leftwich, Senior Planner  
Area 2 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12006028A  
Meadowvale

Dear Mr. Leftwich

We have completed our review of the revised preliminary plan uploaded to eplans dated July 28, 2019 and reviewed by the Development Review Committee at its September 25, 2018 meeting. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

#### **PRELIMINARY PLAN COMMENTS:**

1. The Bell Tower Drive roadway section shall be per MC-2002.02 as shown in the preliminary plan.
2. Storm Drain Analysis: The storm drain analysis uploaded to eplans dated July 28, 2019 has been approved. No improvements are needed to the downstream public storm drain system by the applicant for this project.
3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

---

#### Office of the Director

101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

## Attachment 5

Mr. Troy Leftwich  
Preliminary Plan No. 12006028A  
August 8, 2019  
Page 2

4. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
5. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets/alleys, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
6. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Handicap ramps, curb & gutter, pavement striping, sidewalk, lawn panel, storm drainage and appurtenances and street trees along Bell Tower Drive. The Bell Tower Drive roadway section shall be per MC-2002.02 as shown in the preliminary plan.
  - \* **NOTE: The Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
  - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
  - c. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
  - d. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
  - e. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team Engineer for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-2194.

## Attachment 5

Mr. Troy Leftwich  
Preliminary Plan No. 12006028A  
August 8, 2019  
Page 3

Sincerely,



Deepak Somarajan, Engineer III  
Development Review  
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\Meadowvale\Letter\ 12006028A  
Meadowvale- MCDOT Prelim Plan ltr

Enclosures:

1. Attachment # 1: Sight Distance Form(s)

cc: Letters notebook

cc-e:	Kevin Huang	Endesco, Inc
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Etheridge	MCDPS WRM
	Mary Fertig	MCDPS WRM
	Marie LaBaw	MCDPS Fire
	Mark Terry	MCDOT DTEO
	Rebecca Torma	MCDOT OTP



# Attachment 5



## MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DEPARTMENT OF PERMITTING SERVICES

### SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Driveway 1 ) Street/Driveway #2 ( Driveway 2 )

Sight Distance (feet)

Right 318'

Left 151' \*

OK?

Yes

Yes

Sight Distance (feet)

Right 331'

Left 257'

OK?

Yes

Yes

Comments: No obstacles on the left side through whole corridor.

Comments: \_\_\_\_\_

\* T-INTERSECTION

### GUIDELINES

Classification or Posted Speed  
(use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required  
Sight Distance  
in Each Direction\*

150'
200'
200'
250'
325'
400'
475'
550'

\*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

### ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093

PLS/P.E. MD Reg. No.



08/02/2019

### Montgomery County Review:

☒ Approved

☐ Disapproved:

By:

Date: 8/8/19

# Attachment 5



## MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DEPARTMENT OF PERMITTING SERVICES

### SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Driveway 3 ) Street/Driveway #2 ( Driveway 4 )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>379'</u>	<u>Yes</u>	Right <u>330'</u>	<u>Yes</u>
Left <u>463'</u>	<u>Yes</u>	Left <u>374'</u>	<u>Yes</u>

Comments: \_\_\_\_\_

Comments: \_\_\_\_\_

### GUIDELINES

Classification or Posted Speed  
(use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required  
Sight Distance  
in Each Direction\*

150'  
200'  
200'  
250'  
325'  
400'  
475'  
550'

\*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

### ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093

PLS/P.E. MD Reg. No.



08/02/2019

#### Montgomery County Review:

☒ Approved

☐ Disapproved:

By: \_\_\_\_\_

Date: 8/8/19

Form Reformatted:  
March, 2000



## Attachment 5



# MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
DEPARTMENT OF PERMITTING SERVICES

### SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Driveway 5 ) Street/Driveway #2 ( Lot 19 Driveway )

Sight Distance (feet)	OK?
Right <u>315'</u>	<u>Yes</u>
Left <u>286'</u>	<u>Yes</u>

Sight Distance (feet)	OK?
Right <u>311'</u>	<u>Yes</u>
Left <u>501'</u>	<u>Yes</u>

Comments: \_\_\_\_\_

Comments: \_\_\_\_\_

### GUIDELINES

Classification or Posted Speed  
(use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required  
Sight Distance  
in Each Direction\*

150'
200'
200'
250'
325'
400'
475'
550'

\*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

### ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093

PLS/P.E. MD Reg. No.



08/02/2019

### Montgomery County Review:

☒ Approved

☐ Disapproved:

By: \_\_\_\_\_

Date: 8/8/19

## Attachment 5



# MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
DEPARTMENT OF PERMITTING SERVICES

### SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Meadowvale Preliminary Plan Number: 12006028A

Street Name: Bell Tower Drive Master Plan Road Classification: Secondary

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Cross Country Lane ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)

Right 945'

Left 400'

OK?

Yes

Yes

Sight Distance (feet)

Right \_\_\_\_\_

Left \_\_\_\_\_

OK?

Yes

Yes

Comments: \_\_\_\_\_

Comments: \_\_\_\_\_

### GUIDELINES

Classification or Posted Speed  
(use higher value)

Tertiary - 25 mph

Secondary - 30

Business - 30

Primary - 35

Arterial - 40

(45)

Major - 50

(55)

Required  
Sight Distance  
in Each Direction\*

150'

200'

200'

250'

325'

400'

475'

550'

\*Source: AASHTO

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

### ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature

23093

PLS/P.E. MD Reg. No.



#### Montgomery County Review:

☒ Approved

☐ Disapproved:

By: [Signature]

Date: 8/8/19

## Attachment 5



### DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Diane R. Schwartz Jones  
Director

April 26, 2019

Mr. Kevin Haung  
Endesco, Inc.  
15245 Shady Grove Road  
Suite 335  
Rockville, MD 20850

Re: Revision to **COMBINED STORMWATER  
MANAGEMENT CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for Cross Country Lane  
Meadowvale lots 1 – 19, Outlots A and B  
Preliminary Plan #: 12006028-A (Amendment)  
SM File #: 220154  
Tract Size/Zone: 5.17 ac./R-200/TDR5  
Total Concept Area: 5.26 ac. (LOD)  
Lots/Block: Parcel 54 and Outlot A - to be  
subdivided into 19 lots, public ROW and parcels  
Parcel(s): N/A  
Watershed: Great Seneca Creek

Dear Mr. Haung:

Based on a review by the Department of Permitting Services Review Staff, the review of the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals for each single family detached residential lot individually with drywells and micro infiltration trenches, for the public roads via two micro-bioretenention facilities located on parcels and via two micro-bioretenention facilities to treat the fee simple townhouse lots and associated infrastructure. The measures are intended to be sized to compensate for portions of the project that cannot drain to an ESD measures including public road extensions.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Each single family detached lot must provide full treatment with the use of ESD practices.
5. Use MCDPS latest design criteria at time of permit submittal.



255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville, Maryland 20850 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

## Attachment 5

Mr. Kevin Haung  
April 26, 2019  
Page 2 of 2

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at [mary.fertig@montgomerycountymd.gov](mailto:mary.fertig@montgomerycountymd.gov) or at 240-777-6202.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

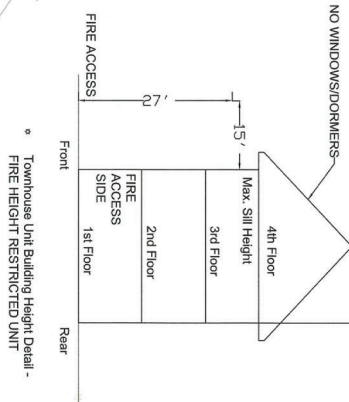
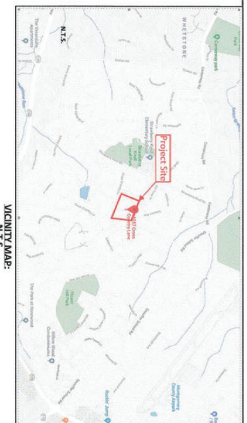
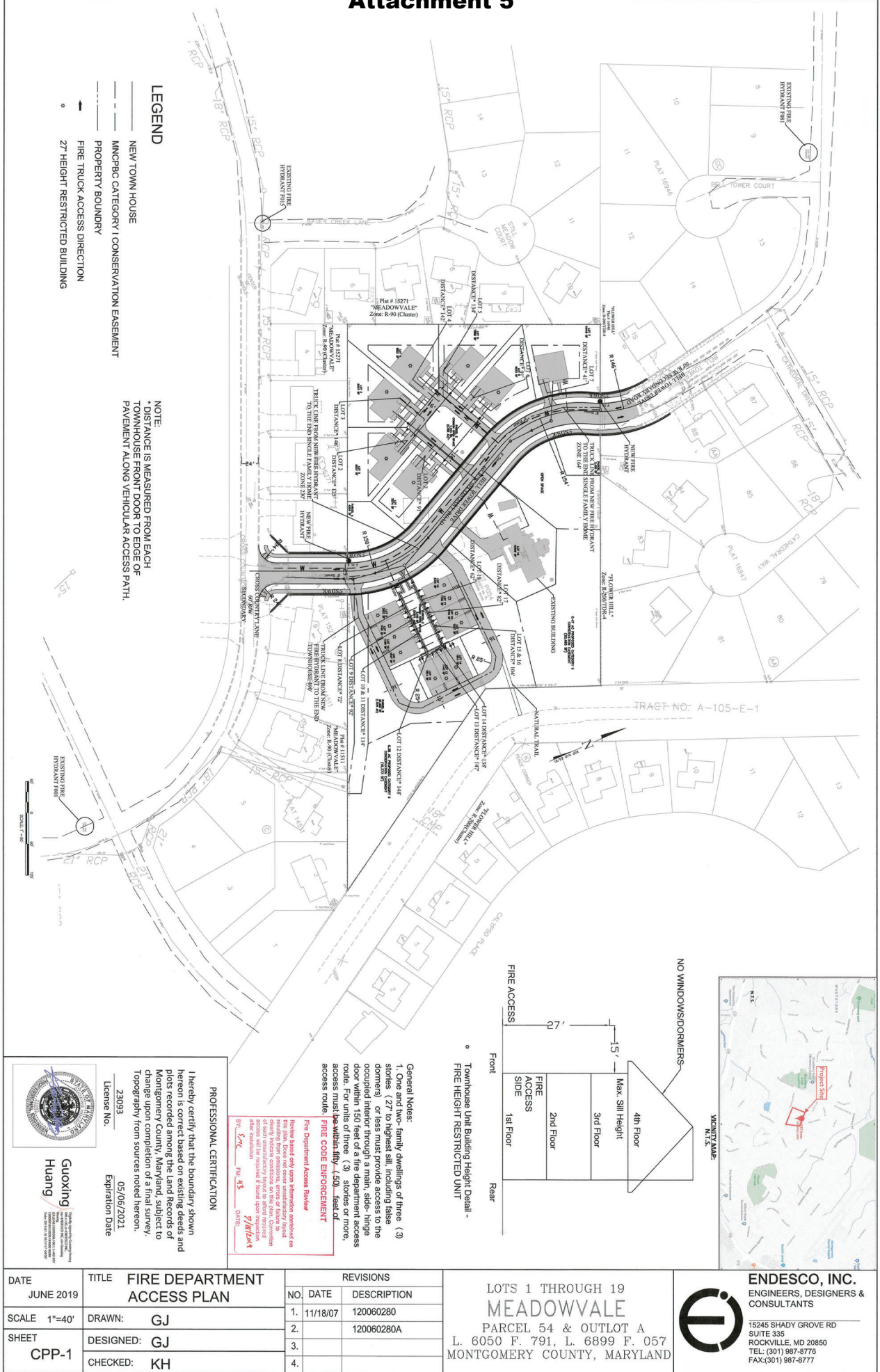
MCE: mmf

cc: SM File # 220154

SF detached: ESD met on per lot basis  
Townhouses:  
ESD: Required/Provided 3360cf / 3656cf  
Right-of-Way:  
ESD: Required/Provided 3474cf / 3474cf  
STRUCTURAL: n/a  
WAIVED: n/a



# Attachment 5



**General Notes:**  
 1. One and two-family dwellings of three (3) stories (27' to hipless sill, including false dormers) or less must provide access to the occupied interior through a main, side-hinge door within 150 feet of a fire department access route. For units of three (3) stories or more, access must be within fifty (50) feet of access route.  
**FIRE CODE ENFORCEMENT**

**Fire Department Access Review**  
 Reviewer based only upon information submitted on drawings and not upon a site visit. Reviewer does not warrant the accuracy of the information submitted. Reviewer's review is limited to the information submitted and does not constitute a guarantee of the accuracy of the information submitted. Reviewer's review is limited to the information submitted and does not constitute a guarantee of the accuracy of the information submitted.  
 BY: *[Signature]* FH: *[Signature]* DATE: 7/1/2014

## PROFESSIONAL CERTIFICATION

I hereby certify that the boundary shown hereon is correct based on existing deeds and plots recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

23093  
 License No. 05/06/2021  
 Expiration Date



Guoxing Huang  
 Licensed Professional Engineer  
 State of Maryland, No. 23093

DATE	TITLE
JUNE 2019	FIRE DEPARTMENT ACCESS PLAN
SCALE	DRAWN:
1"=40'	GJ
SHEET	DESIGNED:
CPP-1	GJ
	CHECKED: KH

REVISIONS	
NO.	DESCRIPTION
1.	11/18/07 120060280
2.	120060280A
3.	
4.	

LOTS 1 THROUGH 19  
**MEADOWVALE**  
 PARCEL 54 & OUTLOT A  
 L. 6050 F. 791, L. 6899 F. 057  
 MONTGOMERY COUNTY, MARYLAND



**ENDESCO, INC.**  
 ENGINEERS, DESIGNERS & CONSULTANTS  
 15245 SHADY GROVE RD  
 SUITE 335  
 ROCKVILLE, MD 20850  
 TEL: (301) 987-8776  
 FAX: (301) 987-8777

## Attachment 5



### DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
County Executive

Aseem K. Nigam  
Director

January 9, 2020

Mr. Troy Leftwich  
Area 2 Division  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Meadowvale  
Preliminary Plan Amendment No. 12006028A

Dear Mr. Leftwich:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plans and recommends Approval. Please note that the language in Chapter 25A-5(b) which requires a payment to the Housing Initiative Fund for developments of between 11 and 19 units does not apply to this development because the original site plan was approved prior to October 31, 2018, when this amendment to Chapter 25A became effective, per Section 3(b) of Bill No. 34-17 (emphasis added):

*Unless an applicant elects to be reviewed under the standards and procedures of Chapter 25A in effect on or after October 31, 2018, any such application accepted as complete or approved before October 31, 2018 and any sketch plan accepted as complete before October 31, 2018, must be approved or amended in a manner that satisfies Chapter 25A as it existed on October 30, 2018. The approval of any of these applications, or amendments to these applications, will allow the applicant to proceed through any other required application or step in the process within the time allowed by law or plan approval, under the standards and procedures of Chapter 25A in effect on October 30, 2018.*

Sincerely,

Lisa Schwartz, Manager  
Affordable Housing Programs Section

cc: Kevin Huang, Endesco, Inc.

[https://mcgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/MPDU/Developments/Meadowvale/Meadowvale DHCA Letter\\_1-9-2020.docx](https://mcgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/MPDU/Developments/Meadowvale/Meadowvale DHCA Letter_1-9-2020.docx)

#### Division of Housing

Affordable Housing    Common Ownership Communities    Landlord-Tenant Affairs    Multifamily Housing

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)

[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



240-773-3556 TTY