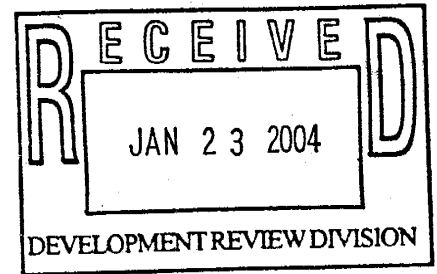


9400 Brink Road  
Gaithersburg, Maryland 20882-4202



Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Subject: Pending Development of the Carl Property, Brink Road, Gaithersburg, MD

I am in receipt of a letter dated December 16, 2003 from Macris, Hendricks and Glascock, P.A. concerning the plan application for the Carl Property that has been filed with the Montgomery Country Planning Board.

I request that traffic and safety conditions on Brink Road be closely examined as part of the planning process and public hearing regarding development of the Carl Property.

Conditions

- a. The Carl Property is located on a curve on Brink Road that has been the site of several accidents over the past three years, one of which resulted in death;
- b. The proposed design will add two driveways for the Carl Property, bringing to six the number of driveways located within an 800-foot radius at the curve.
- c. Drivers entering Brink Road from these driveways have limited visibility and are restricted in their ability to see oncoming traffic.
- d. If the existing trees are not removed, the proposed driveway for Lot #19 will be located in a blind area of the curve;
- e. Brink Road has limited shoulder area. There is a 3-5 inch drop from the roadbed to the shoulder area;
- f. Both the amount and speed of traffic on Brink Road have increased over the past 3 years;
- g. Without remediation, development of the Carl Property will increase traffic density and associated hazards.

Recommendations

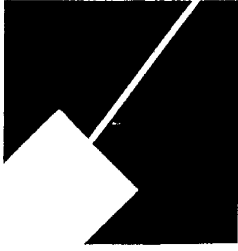
1. Montgomery County install additional warning signs and rumble strips on Brink Road, at least 750 feet in both directions from the curve at the Carl Property, to reduce traffic speed;
2. Montgomery County raise and/or improve shoulder areas to eliminate the existing safety hazard;
3. The developer should consider a single driveway serving Lots #18 and 19 instead of the separate driveways being proposed.

Sincerely

  
Anthony E. Mitchell

Item # 9

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: February 13, 2004  
TO: Montgomery County Planning Board  
FROM: A. Malcolm Shar  
Development Rev  
(301) 495-4587  
SUBJECT: Informational  
Planning Board'

ITEM 9A  
-----  
INFO MAPS

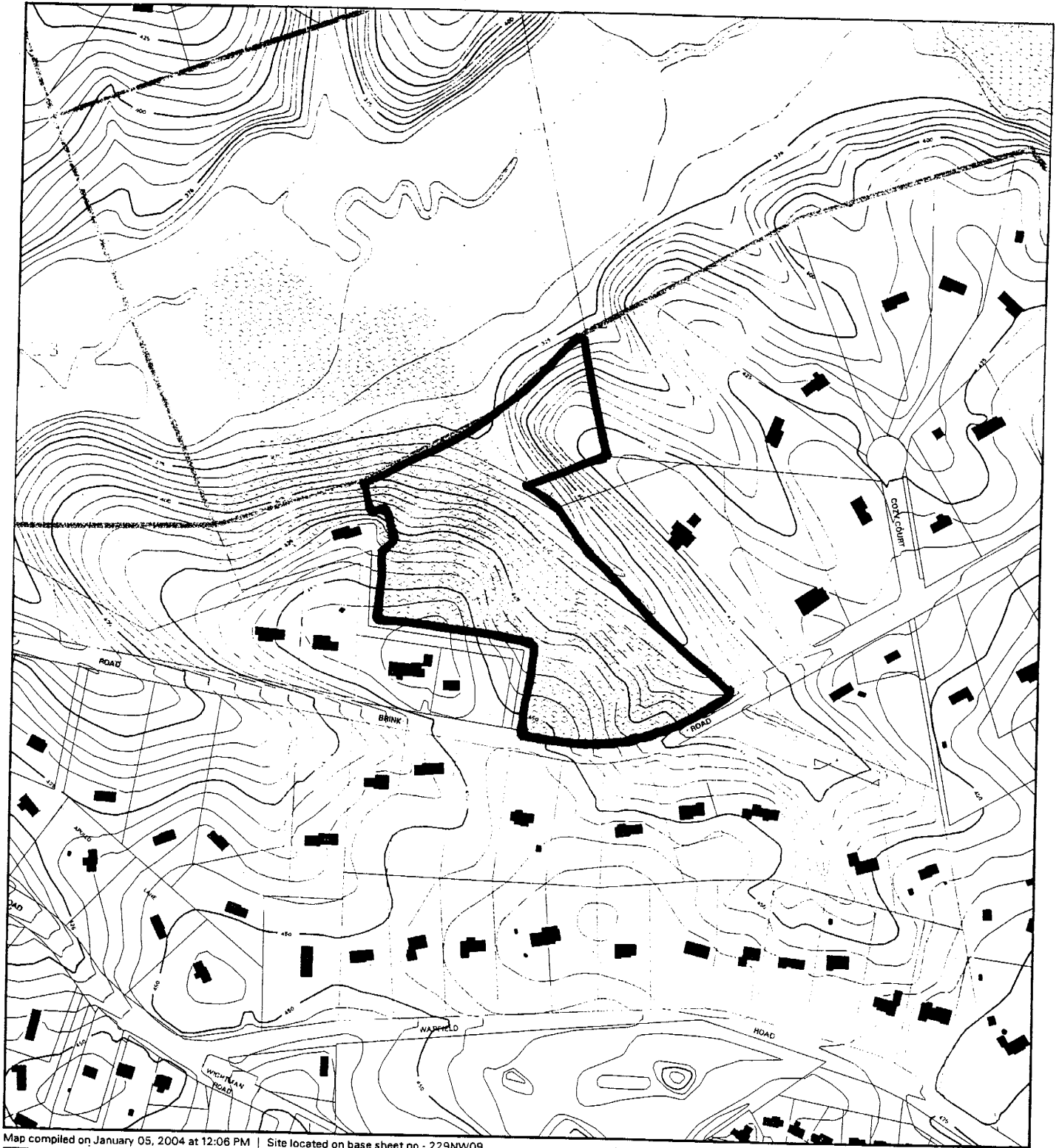
on the  
-----  
#04, #06,  
Planning  
e further

Attached are copies of p  
#08, and #09. These subdi  
Board consideration on Fei  
identified as follows:

- Agenda Item #03 -
- Agenda Item #04 - Preliminary Plan 1-04011  
Meadowsweet
- Agenda Item #06 - Preliminary Plan 1-04041  
Arlington East
- Agenda Item #08 - Preliminary Plan 1-04025  
Woodglen Commons
- Agenda Item #09 - Preliminary Plan 1-04043  
Carl Property

Attachment

# CARL PROPEERTY (1-04043)



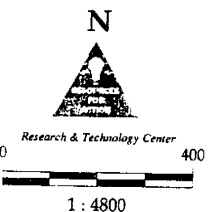
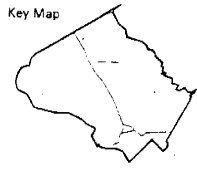
Map compiled on January 05, 2004 at 12:06 PM | Site located on base sheet no - 229NW09

## NOTICE

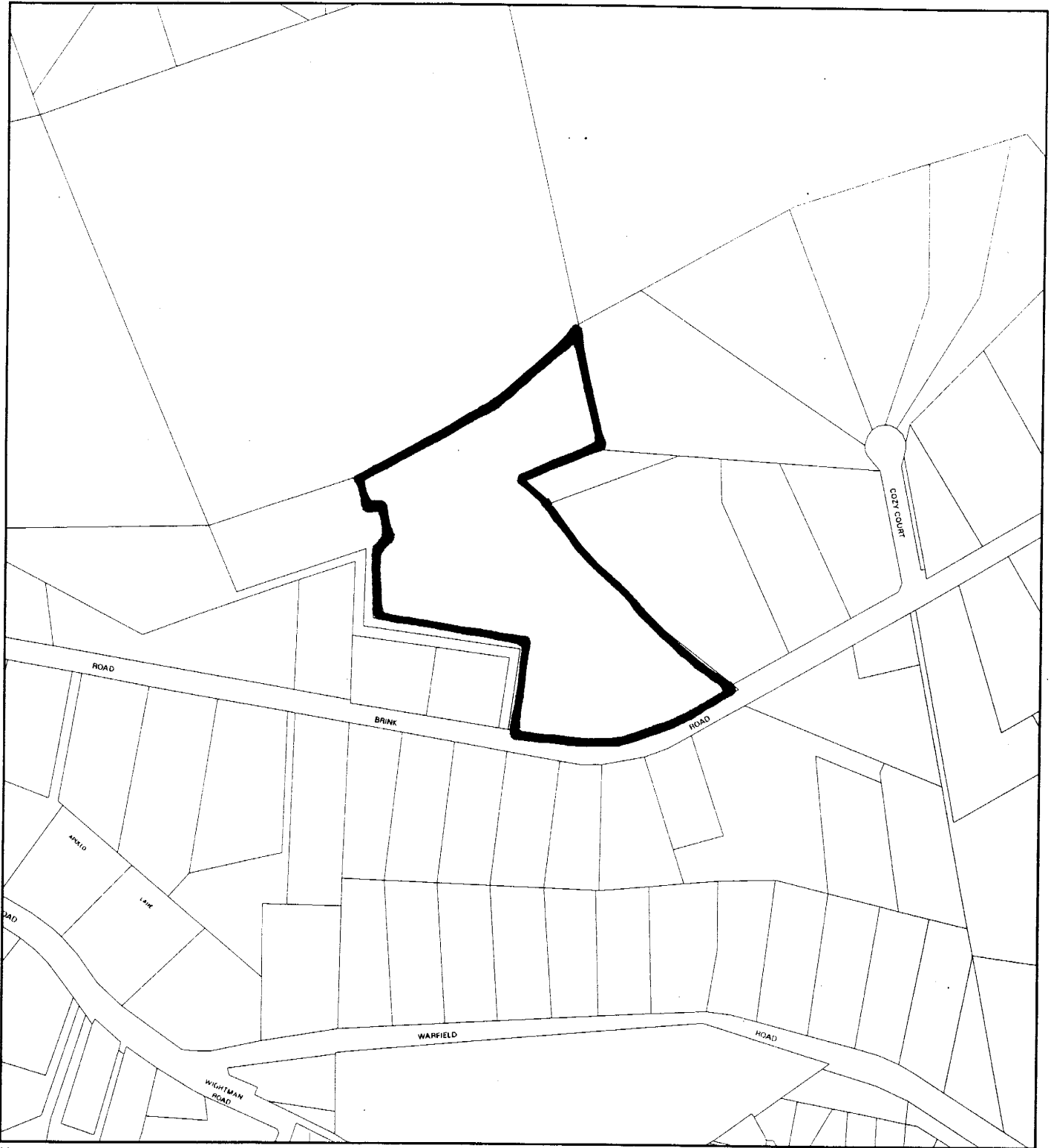
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from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

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

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



# CARL PROPEERTY (1-04043)



Map compiled on February 12, 2004 at 3:30 PM | Site located on base sheet no - 229NW09

## NOTICE

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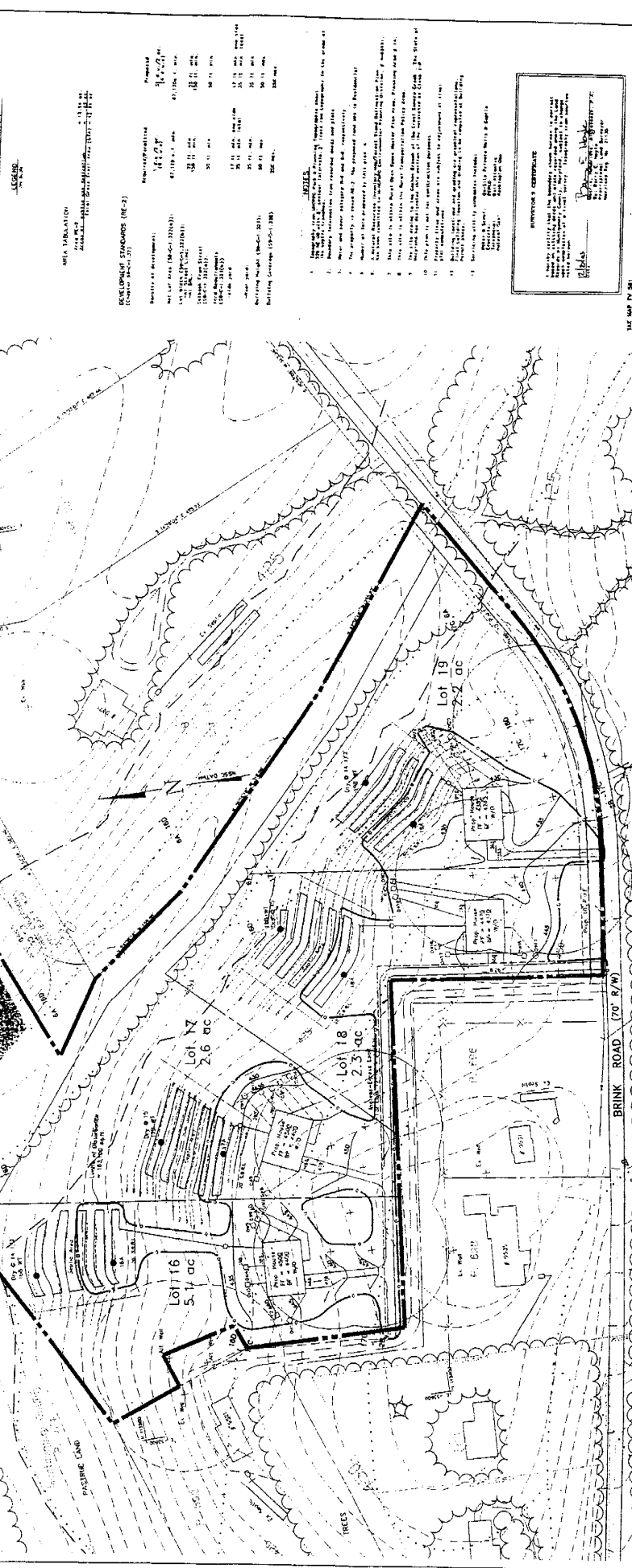
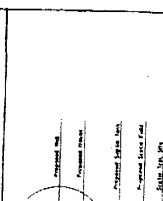
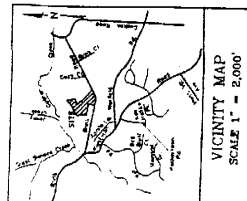
Key Map



Research & Technology Center



1 : 4800



**PRELIMINARY PLAN OF SUBDIVISION**  
**LOTS 16-20 BLOCK 8**  
**CARL PROPERTY**  
 P. 602, LT 2891 F. 381

1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**PREPARED FOR:** Don Metz  
 P.O. Box 5274  
 Loyonsville, MD 20882  
 (301) 869-8544

**PREPARED BY:** M.H.G. Engineers & Planners  
 12200 Rockville Pike, Suite 100  
 Rockville, MD 20850  
 (301) 770-1100

**DATE:** 11/11/88

**PROJECT NO.:** 88-001

**SCALE:** 1" = 40'

**DATE:** 11/11/88

**BY:** [Signature]

**INDEX**

1. Property lines and easements.
2. The 100' wide easement for the proposed 70' wide road.
3. Property lines from previous maps and plans.
4. The 100' wide easement for the proposed 70' wide road.
5. The 100' wide easement for the proposed 70' wide road.
6. The 100' wide easement for the proposed 70' wide road.
7. The 100' wide easement for the proposed 70' wide road.
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17. The 100' wide easement for the proposed 70' wide road.
18. The 100' wide easement for the proposed 70' wide road.
19. The 100' wide easement for the proposed 70' wide road.
20. The 100' wide easement for the proposed 70' wide road.

**AREA TABULATION**

DATE: 11/11/88

BY: [Signature]

| DESCRIPTION  | AREA (AC)   |
|--------------|-------------|
| Lot 16       | 5.7         |
| Lot 17       | 2.6         |
| Lot 18       | 2.3         |
| Lot 19       | 2.5         |
| Other        | 0.0         |
| <b>TOTAL</b> | <b>13.1</b> |

**PERCOLATION CERTIFICATE**

I hereby certify that the above lot area as shown on this plan have been thoroughly tested and found to be suitable for the proposed septic system.

DATE: 11/11/88

BY: [Signature]

**INVERT TABLE**

| LOT | TOP OF TANK | INVERT OF TANK | INVERT OF MANHOLE | INVERT OF DISTRIBUTION MAIN | INVERT OF SANITARY SEWER MAIN | INVERT OF STORM SEWER MAIN |
|-----|-------------|----------------|-------------------|-----------------------------|-------------------------------|----------------------------|
| 16  | 450.0       | 430.0          | 425.0             | 420.0                       | 415.0                         | 410.0                      |
| 17  | 425.0       | 405.0          | 400.0             | 395.0                       | 390.0                         | 385.0                      |
| 18  | 400.0       | 380.0          | 375.0             | 370.0                       | 365.0                         | 360.0                      |
| 19  | 375.0       | 355.0          | 350.0             | 345.0                       | 340.0                         | 335.0                      |

**SEPTIC DESIGN CHART**

| LOT | AREA (AC) | NO. OF UNITS | DESIGN FLOW (GPD) | DESIGN STORAGE (GALLONS) | DESIGN DEPTH (FEET) | DESIGN LENGTH (FEET) | DESIGN WIDTH (FEET) | DESIGN AREA (SQ. FEET) |
|-----|-----------|--------------|-------------------|--------------------------|---------------------|----------------------|---------------------|------------------------|
| 16  | 5.7       | 1.0          | 100               | 1000                     | 4.0                 | 25.0                 | 10.0                | 250                    |
| 17  | 2.6       | 0.5          | 50                | 500                      | 4.0                 | 12.5                 | 5.0                 | 125                    |
| 18  | 2.3       | 0.4          | 40                | 400                      | 4.0                 | 10.0                 | 4.0                 | 100                    |
| 19  | 2.5       | 0.4          | 40                | 400                      | 4.0                 | 10.0                 | 4.0                 | 100                    |