

August 15, 2005

MNCPPC
Attn: Ms. Cathy Conlon
8787 Georgia Ave.
Silver Spring, MD 20910

RE: Application #7-06004

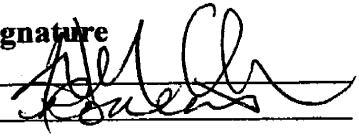
Dear Ms. Conlon:

We the undersigned residents of Quince Orchard Estates have received a pre-submission packet for Hallman Grove in North Potomac. After reviewing this document, we have some issues with the site plan that need your consideration. There are basically two major items at hand. These issues are the location of the road directly behind our homes and the loss of very mature and irreplaceable trees. The proposed road will obviously have many cars on it at various times of the day. It also comes within 15 feet of residents' property lines. Is this allowable? We thought there was an easement that was not to be encroached upon. The trees are another issue that needs to be addressed. There has been a lot of news in the press lately about the removal of mature trees from certain areas. If you have ever been to this site you would see that the trees are more than a part of the character of the area. They are what make the area. We will get to the point... We would like full consideration in keeping as many mature trees as possible. If the road stays where it is (which is not desirable) we would like assurances that there will be a significant buffer between our properties and the proposed road. There are NO "Forest Save" or "Forest Plant" areas for the residents along the side of the road. Why Not?? Headlights, noise, exhaust, etc. are the major concerns to develop a buffer. In order for us to be comfortable with this buffer we would actually like to walk the property and have a county official point out or mark each tree that will be removed and to submit to us what type of trees will be used for a buffer. We are not talking about planting saplings that will be something in ten years. We are talking about possibly Leyland cypress or something else that is fast growing. We also do not want trees removed that will expose the Pepco lines that are on the property where the town homes will be.

On another matter, the residents in the front of Quince Orchard Estates are confronted with another problem with this development - More traffic! The issue that needs to be addressed is the impact on traffic within our community. With thirty new dwellings slated, this will equate to approximately 75 vehicles. When these cars leave the neighborhood they will have two options. One option would be to go straight out Fellowship Lane to Quince Orchard Road and the second option would be to take a right on Fellowship Way and then a left on Quince Valley Drive, to get to Quince Orchard Road. When option #2 is chosen, the vehicles will be driving through an area in which a lot of children play. It is important to note that this area does not have sidewalks and there are also two bus stops along this route. What is the possibility of scaling back the number of dwellings on the said property as most of the proposed single family dwellings are on approximately 7,000 sq. ft. lots?

Thank you for your understanding and attention to this matter. We feel we can all work in a mutual way to appease all parties. Please let us know when there will be a public forum on this subject.

Address
15605 Fellowship Way
15605 Fellowship Way

Signature


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Address
15600 Fellowship Way
5 Quince Valley Ct.
12221 Quince Valley Dr.
15600 Fellowship Way
5 Quince Valley Ct.
15508 Fellowship Way
12221 Quince Valley Dr.
12212 MOSEL TERRACE

Signature
<i>[Handwritten Signature]</i>
<i>[Handwritten Signature]</i>
<i>[Handwritten Signature]</i>
<i>[Handwritten Signature]</i>
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Lot #	Address	Signature
34	12348 Quince Valley Dr.	Andrew Beach
35	12344 Quince Valley Dr.	Kennedy
36	12340 " "	T. W.
37	12352 Quince Valley Dr.	Brian Cleveland
38	12356 Quince Valley Dr.	Robert A. ...
39	12360 Quince Valley Dr.	...
40	12364 Quince Valley Dr.	...
41	Rental Unit For Now	...

16 August 2005

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

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

Dear Ms. Conlan,

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

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

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

Address

Signature

12324 FELLOWSHIP LANE GAITHERSBURG MD 20878

12324 FELLOWSHIP LANE GAITHERSBURG MD 20878

Pharmacist

12410 Fellowship Lane, Gaithersburg, MD 20878

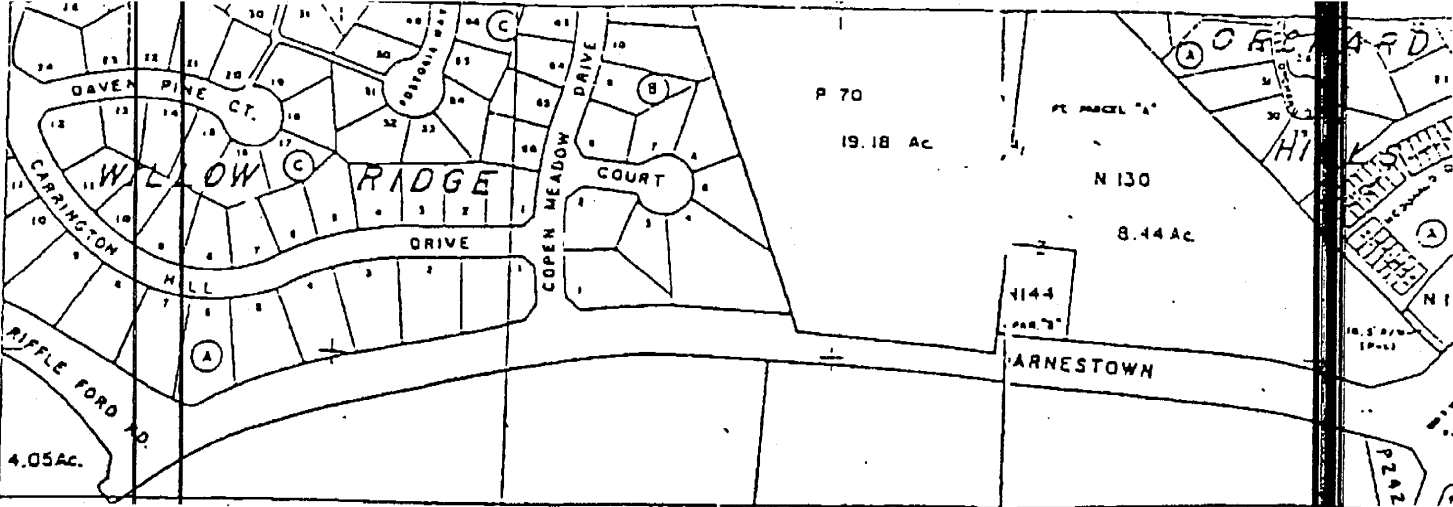
Gerard R. Green, Jr.

12410 Fellowship Ln., G'burg, MD 20878

Rita M. Green

15715 Quince Orchard Gaithersburg, MD 20878

Vernon S. Green

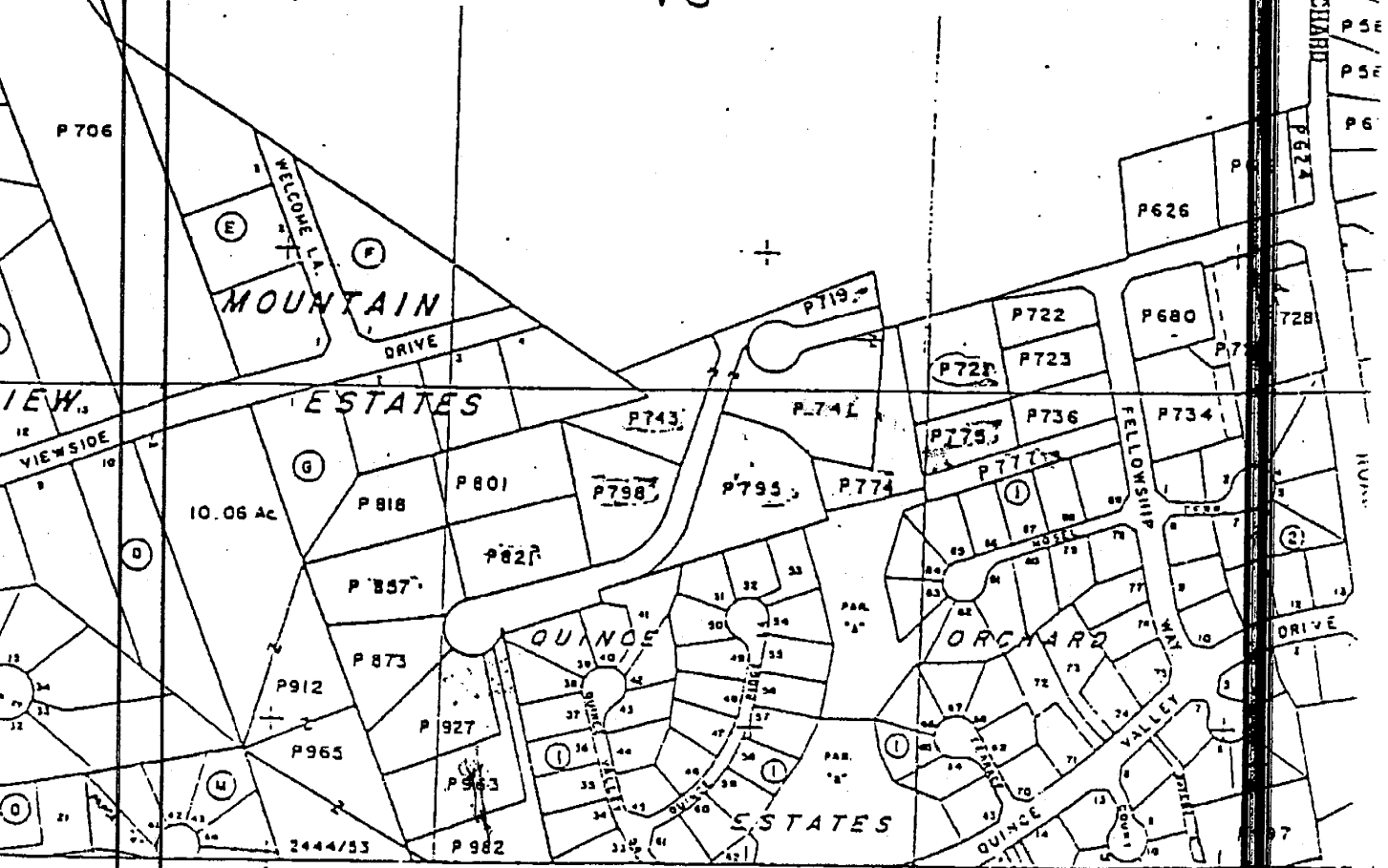


To make a long story short:
 parcels P719, P741, P743 all make
 up the TDR area. However parcel P719,
 which consists of 2.46 acres is the
 roadway easement. How can this
 be included in the total acreage.

d of Education
 6973 / 395
 31.86 AC
 P306

<u>P719</u>	2.46	Referto last sentence in first paragraph of letter dated 16 Aug 05 VG
<u>P741</u>	1.18	
<u>P743</u>	.91	
<u>4.55</u>		

S2



F5

7

MONTGOMERY COUNTY, MD

268721 5611

APPROVED BY MP

MAR 31 2004

\$266.15 RECORDATION TAX PAID

\$1,833.33 TRANSFER TAX PAID

DEED

THIS DEED made this 30th day of March, 2004, by and between **IDA PEARL GREEN**, unmarried, Grantor, and **WILLIAM THOMPKINS HALLMAN, EUGENE AUSTIN HALLMAN, ESTHER MAE LYONS, EVELYN ROBERTA HALLMAN, EVON HALLMAN, DWIGHT HALLMAN, and DAVID HALLMAN**, Grantees;

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the said Grantor does hereby grant, convey, bargain, sell and quit-claim unto the said Grantees, their heirs and assigns, in fee simple, forever, all of her right, title and interest in and to that property situated in the County of Montgomery, State of Maryland, and described as follows:

Parcel 719, Outlot "A", consisting of approximately 2.46 acres;
Parcel 741, Lot 1, Block "A", consisting of 1.18 acres; and
Parcel 743, Lot 2, Block "B", consisting of 0.91 acres
All part of land called PEACE AND PLENTY in a deed recorded in Liber 11067 at Folio 387.

100 FD STATE	20.00
RECORDING FEE	20.00
TR TAX STATE	316.67
TOTAL	356.67
RECF FUND	300.41
REC FUND	133.13
Mar 31 2004	01:20 PM

TO HAVE AND TO HOLD said lands and premises unto said Grantees, as Tenants in Common, their heirs and assigns, in fee simple, forever, in respective shares as follows:

WILLIAM THOMPKINS HALLMAN	22.5%
EUGENE AUSTIN HALLMAN	22.5%
ESTHER MAE LYONS	22.5%
EVELYN ROBERTA HALLMAN	22.5%
EVON HALLMAN	5.0%
DWIGHT HALLMAN	2.5%
DAVID HALLMAN	2.5%

*Int Indenture #'s: 01827963
01827952
00373792*

2004 MAR 31 P 1:20

FILED
MOLLY O. RUHL
CLERK'S OFFICE
MONTGOMERY COUNTY, MD

16.67
20
20