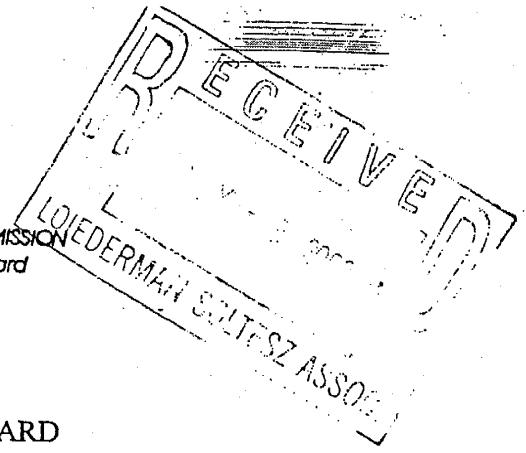




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board



MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: May 2, 2002
SITE PLAN REVIEW #: 8-02006
PROJECT NAME: Gateway Park

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Robinson, with a vote of 4-0, Commissioners Bryant, Robinson, Perdue and Wellington voting for. Commissioner Holmes was necessarily absent.

The date of this written opinion is May 2, 2002, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 1, 2002 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-01087 is valid, as provided in Section 59-D-3.8.

On April 18, 2002 Site Plan Review #8-02006 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

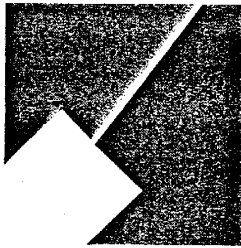
1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required; N.A.*
2. *The Site Plan meets all of the requirement of the I-3 zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure an use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection*

Therefore, the Montgomery County Planning Board APPROVES Site Plan #8-02006, which consists of 27,077-gsf commercial office use, subject to the following conditions:

1. Standard Conditions dated October 10, 1995
 - A. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 1. Site Plan Enforcement Agreement to attach Trip Mitigation Agreement
 - B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 1. Limits of disturbance.
 2. Methods and locations of tree protection.
 3. Forest Conservation areas.
 4. Relocation of stormwater facility outfalls from pond away from forest preservation or other environmentally sensitive areas.
 5. Conditions of DPS Stormwater Management Concept approval letter
 6. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 7. The development program inspection schedule.
 8. Conservation easement boundary.
 9. Streets trees along all public streets.
 - C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
 - D. No clearing or grading prior to M-NCPPC approval of signature set of plans.
 2. Provide painted crosswalk across driveway
 3. Designate street trees along Lullaby and curb between driveway and Father Hurley as proposed on signature set
 4. Traffic Mitigation Agreement must be approved and received in final form prior to release of signature set
 5. Conditions of DPS letter of July 26, 2001
 6. Conditions of Transportation Planning staff memo referring to DRCM of March 11, 2002

APPENDIX E

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
301-495-4500, www.mncppc.org

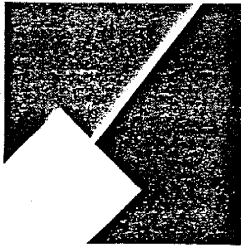
March 31, 2006

TO: Laxmi Srinivas, Development Review Division
FROM: Sue Edwards, Community Based Planning Division *Sue*
SUBJECT: Gateway Park (Site Plan #8-06015)

Community-based planning staff commented on the preliminary plan for this project. Urban design staff has not reviewed this plan for recreation, landscaping, compatibility or layout.

We have no further comments at this time.

G: Edwards/8-06015.gateway park residential.staffmemo.doc



March 31, 2006

TO: Delores Kinney, Development Review Division
FROM: Sue Edwards, Community Based Planning Division *Sue*
SUBJECT: Gateway Park (Preliminary Plan #1-06047)

This preliminary plan results for Local Map Amendment G-833 which reclassified 4.5668 acres of land from the I-3 and R-200 Zones to the R-T 8 Zone. District Council Resolution 15-1161 for this action is dated September 27, 2005. The application was filed under the Optional Method using a Schematic Development Plan containing binding elements covering land use, density, development standards and staging.

The binding elements contained on the approved Schematic Development Plan are as follows:

1. Not more than 29 one-family attached units [including MPDUs];
2. No proposed building shall be closer than 50 feet to any existing building;
3. Green area not less than 55 percent;
4. Building coverage not more than 20 percent;
5. Use of forest conservation area only by a pedestrian pathway; and
6. Use of an area adjacent to Father Hurley Boulevard for installation of streetscape improvements.

The subject site is within the Kingsview Village area of the 1989 Germantown Master Plan. The Master Plan describes this property as analysis area KI-B, suitable for employment uses in the I-3 Zone with a 0.25 Floor Area Ratio. The property was approved for 27,077 gross square feet of commercial office on April 18, 2002 in accordance with the Master Plan recommendations (Site Plan #8-02006).

The property owner was unsuccessful in achieving this development goal and therefore sought a reclassification of the property to residential use. Language in the Master Plan has been replaced by language in the District Council Resolution that the Master Plan recommendation for employment uses should not be

followed in this case "because to do so would lead to incompatible development" (Resolution 15-1161, Page 11).

The Kingsview Village area of Germantown has built out with a blend of housing types including single-family detached, townhouse, and multi-family units. The densities of surrounding developments range from two du/acre in Kingsview Ridge to the southwest to 11.9 du/acre in the Village of Oak Hill to the east of Father Hurley Boulevard.

The proposed project meets the intent of the Germantown Master Plan, as modified by Council Resolution 15-1161).

Community-Based Planning staff did not conduct urban design review for this plan.

G: Edwards/1-06047.gateway park.staffmemo.doc

APPENDIX F

Srinivas, Laxmi

From: Kinney, Dolores
Sent: Monday, April 10, 2006 9:44 AM
To: Srinivas, Laxmi
Subject: FW: Gateway Park #1-06047

F. Y. I.

-----Original Message-----

From: Kim, Ki
Sent: Monday, April 10, 2006 8:55 AM
To: Kinney, Dolores
Subject: RE: Gateway Park #1-06047

No comment from TP. The site is too small (29 townhouses) to generate the APF-required traffic study. No comment on the site plan either.

Thanks,

Ki

-----Original Message-----

From: Kinney, Dolores
Sent: Friday, April 07, 2006 10:17 AM
To: Kim, Ki
Subject: Gateway Park #1-06047

. . . just checking to see whether you have comments for Gateway Park # 120060470,(Formerly 1-06047). The preliminary plan and site plan are scheduled for the Planning Board on May 6, 2006 and agency comments are due Monday, April 10th.

Thanks.

Dolores



FIRE MARSHAL COMMENTS

DATE: 1-9-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *GATEWAY PARK RESIDENTIAL SITE #8-20060150 PP #1-20060470*

1. **PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted (1-10-06). Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

12/11/2005



FIRE MARSHAL COMMENTS

DATE: DECEMBER 14, 2005
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA: BATTALION CHIEF MICHAEL A. DONAHUE, FIRE CODE ENFORCEMENT SECTION
FROM: CAPTAIN JOHN FEISSNER FM10
RE:

1. Designate all Fire Department Access Roads in transparent green highlighter.
2. Designate all curb to curb widths of all FD Access Roads.
3. Note: All FD Access Roads require 20 foot unobstructed width.
4. Note: Minimum road width for parking on a FD Access Road: 1 Side - 28 Feet, 2 Sides - 36 Feet.
5. Show compliance with NFPA 1 (2003), Section 18.2.2.2 Access To Building.
6. Show compliance with NFPA 1 (2003), Section 18.2.2.5.4 Dead Ends.
7. In accordance with NFPA 1 (2003), Section 18.2.2.5.3 Turning Radius;
Turns in FD Access Roads shall be constructed with a minimum radius of 7.6 m (25 ft) at the inside curb line and a minimum radius of 15.2 m (50 ft) at the outside curb line.
8. FD Access Roads connecting to roadways shall be provided with curb cuts extending at least 0.6 m (2 ft) beyond each edge of the fire lane.
9. The angle of approach and departure for any means of access shall not exceed 8 degrees.
10. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the turning around of fire apparatus.
11. Provide locations of Fire Hydrants and Key for Symbol.
12. Cul-de-sac type turn-arounds must be 90 ft in diameter with no obstructions in the center.

JOHN R. FEISSNER, NREMT-P
Captain

Montgomery County Fire and
Rescue Service
101 Monroe Street, 12th Floor
Rockville, Maryland 20850
Office: 301/946-0794

240.777.2436



maintained free of deadwood, and the roof of a structure shall be free of leaves, needles, or other dead vegetative growth.

17.3.5.3 Roadways. Areas within 10 ft (3 m) on each side of portions of highways and private streets shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers, shall be permitted to be exempt provided that they do not form a means of readily transmitting fire.

17.3.6 Unusual Circumstances. The AHJ shall determine that difficult terrain, danger of erosion, or other unusual circumstances could require additional safeguards.

17.3.7 Fire Roads, Firebreaks, and Emergency Access.

17.3.7.1 The provisions of 17.3.9, NFPA 1141, *Standard for Fire Protection in Planned Building Groups*, and NFPA 1144, *Standard for Protection of Life and Property from Wildfire*, shall be used to determine the design, clearances, and provisions for emergency access (ingress and egress).

17.3.7.2 Unauthorized vehicles shall not be driven upon fire roads or firebreaks. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or firebreak.

17.3.7.3 Radio and television aerials, guy wires, and other obstructions shall not be installed or maintained on fire roads or firebreaks unless the vertical clearance is sufficient to allow the movement of fire and emergency apparatus.

17.3.7.4 Motorcycles, motor scooters, and motor vehicles shall not be operated within hazardous fire areas, except upon clearly established public or private roads.

17.3.8 Tampering with Fire Safety Equipment. See Section 10.8 for requirements on tampering with fire safety equipment.

17.3.9 Maintenance. See Section 10.4 for requirements on maintenance.

Chapter 18 Fire Department Access and Water Supply

18.1 General. Fire department access and water supplies shall comply with this chapter.

18.2 Fire Department Access.

18.2.1 Fire department access roads shall be provided and maintained in accordance with Section 18.2.

18.2.2 Fire Department Access Roads.

18.2.2.1 Required Access. Fire department access roads shall be provided in accordance with Section 18.2 for every facility, building, or portion of a building hereafter constructed or relocated.

18.2.2.1.1 When there are not more than two one- and two-family dwellings or private garages, carports, sheds, and agricultural buildings, the requirements of 18.2.2.1 and 18.2.2.2 shall be permitted to be modified by the AHJ.

18.2.2.1.2 When access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection.

18.2.2.2 Access to Building. A fire department access road shall extend to within 50 ft (15 m) of a single exterior door providing access to the interior of the building.

18.2.2.3 Additional Requirements.

18.2.2.3.1 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.2.3.2 When buildings are protected with an approved automatic fire sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance shall be permitted to be increased to 450 ft (137 m).

18.2.2.4 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

18.2.2.5 Specifications.

18.2.2.5.1 Dimensions.

18.2.2.5.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m) and an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).

18.2.2.5.1.2 Vertical clearance shall be permitted to be reduced, provided such reduction does not impair access by fire apparatus, and approved signs are installed and maintained indicating the established vertical clearance when approved.

18.2.2.5.1.3 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.

18.2.2.5.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all-weather driving capabilities.

18.2.2.5.3 Turning Radius. The turning radius of a fire department access road shall be as approved by the AHJ.

18.2.2.5.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the turning around of fire apparatus.

18.2.2.5.5 Bridges.

18.2.2.5.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.

18.2.2.5.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

18.2.2.5.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.

18.2.2.5.6 Grade.

18.2.2.5.6.1 The gradient for a fire department access road shall not exceed the maximum approved.

18.2.2.5.6.2* The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire

WSSC Comments on Items for November 7, 2005, Development Review Committee Meeting

File Number	Project Name	Comments
1-20060470 8-20060150	GATEWAY PARK RESIDENTIAL	Water and sewer extensions are required. Alignments of water and sewer lines may need to be changed – preferred locations are usually in street – depending on design issues. Conflict with curb may also be an issue.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

November 1, 2005

Ms. Cathy Conlon
Supervisor, Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

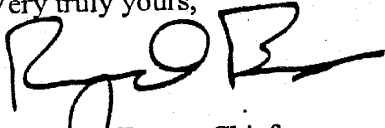
Re: Montgomery County
MD 118 General
Gateway Park Residential
File Nos. 1-20060470 & 8-20060150

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary and site plan applications for the Gateway Park Residential development. We have completed our review and have no comments at this time.

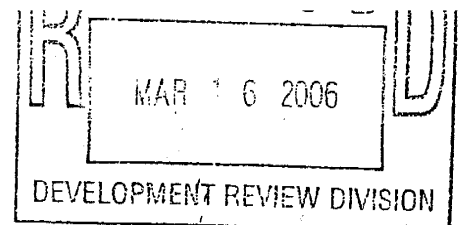
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Raymond Burns at 410-545-5592, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5592 for Ray, x-5595 for John). You may also E-mail Ray at rburns1@sha.state.md.us or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,


for Steven D. Foster, Chief
Engineering Access Permits Division

SDF/RB/JAB

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Arthur Holmes, Jr.
Director

Douglas M. Duncan
County Executive

March 6, 2006

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20060470
Gateway Park Residential

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 10/12/05. This plan was reviewed by the Development Review Committee at its meeting on 11/07/05. 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 DPS 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.

1. Show all existing planimetric and topographic details specifically storm drainage and driveways adjacent and opposite the site.
2. Necessary dedication for Father Hurley Boulevard and in accordance with the master plan and also for Lullaby Road.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Public Improvements Easements will be required along all Modified Tertiary classification roadways. The Declaration of Public Improvements Easement document is to be recorded in the Land Records of Montgomery County. The deed reference is to be provided on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.
5. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread and inlet efficiency computations in the impact analysis.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

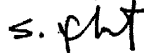
6. Prior to approval of the record plat by the Department of Permitting Services, submit a completed, executed and sealed DPWT Sight Distances Evaluation certification form, for the proposed driveway for the storm water management facility maintenance, for our review and approval. The site distance study for the proposed private street is acceptable.
7. Record plat to reflect denial of access along Father Hurley Boulevard.
8. Waiver from the Montgomery County Planning Board for lot(s) on a private right of way.
9. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan.
10. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision.
11. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, 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.
12. The owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction of Father Hurley Boulevard to be built under Montgomery County CIP project # 500516, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. Trees in the County rights of way - species and spacing to be in accordance with the applicable DPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
16. Please coordinate with DPWT division of Transit Services about their requirements and project impacts on their network.
17. Please coordinate with Department of Fire and Rescue about their requirements for access.
18. Public Improvements Agreement (PIA) will be an acceptable method of ensuring construction of the required public improvements within the County right of way. The PIA details will be determined at the record plat stage. The PIA will include, but not necessarily be limited to, the following improvements:
 - A. Sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along the site frontage.
 - B. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.

Ms. Catherine Conlon
Preliminary Plan No. 1-20060470
Date March 6, 2006
Page 3

- C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
- D. Erosion and sediment control measures as required by Section 50-35(j) 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.
- E. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
- F. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/ 1-20060470, Gateway Park Residential.doc

Enclosures (1)

cc: Daniel Pino, Loiederman Soltesz Associates
Jody Kline, Miller, Miller and Canby
William Fisher, Germantown Station
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS

Facility/Subdivision Name: Gateway Park Residential Preliminary Plan #: _____

Street Name: Lullaby Road Master Plan Classification: Secondary

Posted Speed Limit: 30

Street/Drwy. 1 (_____)

Street/Drwy. 2 (_____)

Sight Distance (feet) OK?
 Right 480 YES
 Left 340 YES

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
Primary - 35	250
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

Source AASHTO

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

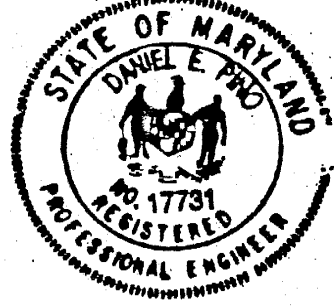
ENGINEER/SURVEYOR CERTIFICATE

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

Daniel E. Pro Signature
3/6/06 Date

SEAL

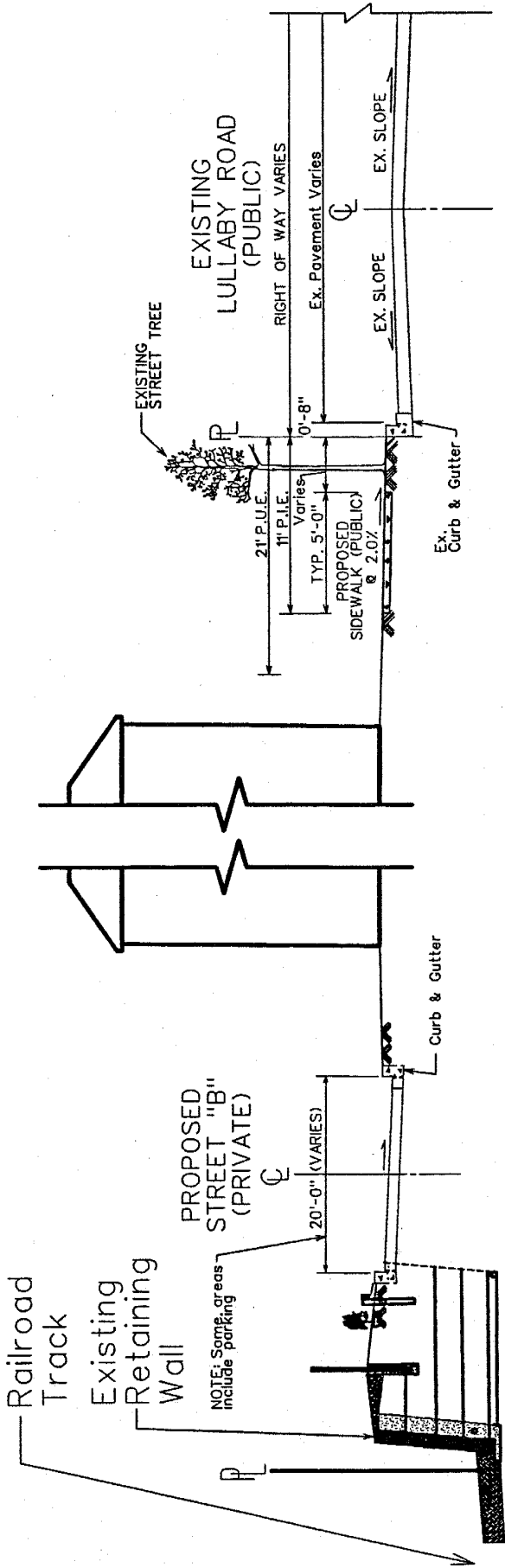
17731
 PLS/P.E. MD Registration No.



Accepted By: SF

Date: 3/6/06

PROPOSED BUILDING
LOT 9 TO LOT 14



CROSS SECTION THRU LOT 9 TO LOT 14
PARALLEL TO LULLABY ROAD

Not to Scale

**Loiederman
Soltesz Associates, Inc.**

ROCKVILLE OFFICE
1390 Piccard Drive, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

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Chantilly

www.LSAassociates.net

Srinivas, Laxmi

From: Suarez, Sharon
Sent: Wednesday, April 19, 2006 4:24 PM
To: Srinivas, Laxmi
Subject: RE: Gateway Park

Hi, Laxmi:

Well, I did review the Gateway Park file, and I am happy to report that I do not have any comments or problems to raise. I concur that it should be approved.

Sharon K. Suarez, AICP, Housing Coordinator

The Research & Technology Center

Montgomery County Dept. of Park & Planning

Maryland-National Capital Park & Planning Commission (M-NCPPC)

8787 Georgia Avenue, Silver Spring, MD 21701

Phone 301.495.4720/Fax 301.495.1326

Sharon.Suarez@mncppc-mc.org

www.mcparkandplanning.org/housing

For Clarksburg projects under review see www.clarksburgplanning.org.

Srinivas, Laxmi

From: Powell, Doug
Sent: Monday, April 17, 2006 4:13 PM
To: Srinivas, Laxmi; Ma, Michael
Subject: Gateway Park Residential

Hi Laxmi,

PPRA has no park issues involved in project 8-06015, Gateway Park Residential.

Doug

Srinivas, Laxmi

From: Oaks, Michele
Sent: Monday, April 17, 2006 2:10 PM
To: Srinivas, Laxmi
Subject: #8-06015 Gateway Park Residential

Laxmi,

I have reviewed the subject project and found it not to impact any resources listed in the Locational Atlas and Index of Historic Sites or in the Master Plan for Historic Preservation.

The Germantown Historical Society has identified a culvert within the conservation easement on this property which is associated with the two, stone culverts listed on the Locational Atlas (Resource # 19/40). The developers are encouraged to discuss this project with this active citizen's group.

Sincerely,
Michele Oaks

Michele Oaks, Senior Planner
Historic Preservation Office
Montgomery County Department of Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
(301) 563-3400 (phone)
(301) 563-3412 (fax)
michele.oaks@mncppc-mc.org
www.mncppc.org

-----Original Message-----

From: Srinivas, Laxmi
Sent: Friday, April 14, 2006 6:11 PM
To: Oaks, Michele
Cc: Wright, Gwen; Ma, Michael
Subject: RE: #8-06009 Montgomery Village CVS

Thank you for your prompt memo regarding the CVS site plan. I appreciate it. I dont know if you are reviewing this case but there are two historic culverts in the forest conservation area.

I need another similar memo for the Gateway Park residential 8-06015 on Monday, April 17th, 2006.

proposal details:

Approval of 28 townhouses including four MPDUs on 4.57 acres of land in the RT-8 Zone
Located in the north side of Lullaby Road, 200 feet west of intersection with Father Hurley Boulevard in Germantown

Thanks.

I will be sending you a list of projects requiring these memos and the due dates soon.

Laxmi Srinivas
301-495-4584