



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 2
11/5/09

MEMORANDUM

DATE: October 23, 2009

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Subdivision Supervisor 
Development Review Division
(301) 495-4542

FROM: Stephen Smith 
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for November 5, 2009

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220090010 – 220090040, 220090080 – 220090120 **Piedmont Crossing**

Plat Name: Piedmont Crossing
Plat #: 220090010 – 220090040, 220090080 - 220090120

Location: Located at the terminus of Amity Drive, approximately 350 feet west of Bounding Bend Court
Master Plan: Shady Grove Sector Plan
Plat Details: R-90 zone; 62 lots, 18 parcels
Community Water, Community Sewer
Applicant: Toll MD II, LLC

Staff Recommendation

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plats comply with Preliminary Plan No. 120020220 and amendment 12002022A (MCPB Resolution No. 09-21) and with Site Plan No. 820060120 and amendment 82006012A (MCPB Resolution No. 09-06), as approved by the Board, subject to minor modifications that do not alter the intent of the Board's previous approval of the aforesaid plans.

Staff notes that the above plats have been reviewed for compliance and processed in accordance with the applicable provisions of Sections 50-36 and 50-37 of the Subdivision Regulations and recommends APPROVAL.

Correspondence and Further Recommendation

The Town of Washington Grove, through their attorney, has submitted a letter objecting to the Planning Board's consideration of plat for the Legacy Open Space (Parcel H, Block A) ("LOS Parcel") without participation of the Town in the plat submission process. The Town also objects to the fee simple conveyance of the LOS Parcel to M-NCPPC as noted on the plat.

Additionally, the Planning Board has received letters from area residents relating to the approval of the plat for the LOS Parcel. Primary concerns raised by the residents include:

- Objection to M-NCPPC ownership of the LOS Parcel
- Ultimate protection of the LOS Parcel as a meadow
- Lack of public participation during the record plat process

All of the correspondence received to date is attached to the end of this memorandum.

Rule 8.A(c) of the Development Review Procedures provides that plats be placed on the Consent Agenda for approval by the Board, and Rule 4.13.1 of the provides that the Planning Board may approve a Record Plat of Subdivision without holding a public hearing. However, upon motion of a Board member and approval of the Board, the Board may sever the item from the Consent Agenda and either act separately on the item,

or set a later public hearing. Although items on the Consent Agenda are not subject to standard notice requirements, due to the concerns raised, written notice that the plat has been scheduled on the Board's Consent Agenda for November 5, 2009, has been sent to all those who sent written correspondence on the matter to the Board.

Therefore, staff recommends that the correspondence be treated as requests to the Board to sever the plat from the Consent Agenda. Staff further recommends that since notice has been provided, the Board act separately on the item on November 5, 2009.

RECORD PLAT REVIEW SHEET

Plat Name: Piedmont Crossing Plat Number: 220090010-040, 080-120
 Plan Name: Cesey Property @ Mill Creek Plan Number: 120020220(A)
 Plat Submission Date: 7/9/08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: M. Shanahan / R. W. W. Checked: RAW Date 10/26/08

Initial DRD Review:

Signed Preliminary Plan - Date 8/29/08 Checked: Initial SJS Date 8-8-08
 Planning Board Opinion - Date 7/11/08 Checked: Initial SJS Date 8-8-08
 Site Plan Req'd for Development? Yes ☒ No ☐ Verified By: SJS (initial)
 Site Plan Name: Piedmont Crossing Site Plan Number: 220060120(A)
 Planning Board Opinion - Date 2-23-09 Checked: Initial SJS Date 9-3-09
 Site Plan Signature Set - Date 4-9-09 Checked: Initial SJS Date 9-3-09
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 10-26-09

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ok
 Coordinates ok Plan # ok Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs ok Adjoining Land ok Vicinity Map ☒ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>De. Johnson</u>	<u>July 11, 2008</u>	<u>7/25/08</u>	<u>8/27/08</u>	<u>No REVISIONS</u>
Research	Bobby Fleury			<u>7/21/08</u>	<u>ok</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>9-4-08</u>	<u>Street Names Unacceptable</u>

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial

Date

SJS10/26/09SJS9-3-09SJS9-18-09**Board Approval of Plat:**

Plat Agenda:

SJS11/5/09

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

No. _____

1

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CH DISTANCE	DELTA
C1	92.00'	2.84'	1.47'	S88°14'03" W	2.84'	0°14'52"
C2	108.00'	12.80'	6.40'	S85°45'16" W	12.78'	0°47'23"
C3	186.00'	95.56'	48.85'	S87°40'06" W	94.51'	2°37'30"
C4	48.33'	31.72'	15.86'	S33°44'53" W	40.49'	45°27'35"
C5	48.33'	41.72'	22.20'	N77°23'17" E	50.49'	45°27'35"
C6	213.67'	109.38'	55.02'	N67°40'06" E	108.38'	28°23'01"

PLAT NO.

OWNERS CERTIFICATE

TOLL RD #1 LLC, A MARYLAND LIMITED LIABILITY CORPORATION, FORMERLY KNOWN AS OVERBRIDGE DEVELOPMENT AT WASHINGTON GROVE LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHING THE MINIMUM BUILDING RESTRICTIONS, DEDICATIONS, EASEMENTS, AND GRANTS TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES OF SAID GRANT, AND OVER THE LAND HEREIN IDENTIFIED AS THE PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) SHOWN HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT, BEING THESE: SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3601 AT FOLIO 287.

GRANT(S) A TEMPORARY SLOPE EASEMENTS, TWENTY-FIVE (25) FEET WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE DEDICATED R/W LINE, SLOPE EASEMENTS SHALL AUTOMATICALLY BE EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAID OUT, COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE AGENCIES.

GRANT(S) COMMON ACCESS EASEMENTS TO MAKE AND NATIONAL CAPITAL PARK AND PLANNING COMMISSION AT WASHINGTON GROVE LC UNOBTAINED ACCESS TO THE GENERAL PUBLIC; GRANT(S) PRIVATE STORM DRAIN EASEMENTS TO HOME OWNERS ASSOCIATION AS SHOWN ON THIS PLAT; GRANT(S) PUBLIC STORM DRAIN EASEMENTS TO MONTGOMERY COUNTY, MD, DESIGNATED HEREON AS (MSDE) FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT THE AS OWNERS OF THE WHOLESEALER, NOR FILL, EXCAVATE OR PLANT TREES WITHIN SAID EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES (DPS); GRANT(S) PUBLIC UTILITIES EASEMENTS (P.U.E.), AS SHOWN HEREON ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE DEDICATED R/W, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENTS EASEMENTS" AS OWNERS OF TOLL RD #1 LLC, A MARYLAND LIMITED LIABILITY CORPORATION, FORMERLY KNOWN AS OVERBRIDGE DEVELOPMENT AT WASHINGTON GROVE LC OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND SURVEYOR, FOR ALL EASEMENTS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION. THERE ARE NO SUTS, ACTIONS, TRUSTS, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

TOLL RD #1 LLC
BY: *[Signature]*
DATE: 10-26-09
COULDA C. SHARP
GROUP, PRESIDENT
DATE: 10-26-09
WITNESS
BY: *[Signature]*
WASHINGTON GROVE H
FLAT BOOK 33, PAGE 2149

VICINITY MAP

NOT TO SCALE
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS
WERE USED TO CHECK HORIZONTAL AS SHOWN.

NOTES:
1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY BOARD OF PUBLIC WORKS, SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

2. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE USE OF THIS PLAT, BUT ONLY THOSE MATTERS OF TITLE OR TO DEFECT OR TITLE INTERESTS TO BE EXAMINED BY THE TITLE CURATIVE OR TO DEFECT OR TITLE INTERESTS TO BE EXAMINED BY THE TITLE CURATIVE.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE PARCELS 1-10 ZONE.

4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP OF 121.

5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN, FILE NO. 82006012A, AS AMENDED, AND PRELIMINARY PLAN NO. 12002022A.

6. APPROVAL OF THIS PLAT IS BASED UPON THE ADEQUACY OF AND THE AVAILABILITY OF PUBLIC WATER AND SEWER.

7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE AND 83.

8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON AN ALTA SURVEY PROVIDED BY DENVER AND DAVIS, JULY 2002.

9. THE BOUNDARY OF THIS PROPERTY WAS PREPARED WITHOUT THE BENEFIT OF A FULL AND ACCURATE TITLE REPORT.

10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FULL AND ACCURATE TITLE REPORT.

11. PARCELS B, C, D & E, BLOCK "A", ARE SUBJECT TO A DECLARATION OF LAND USE RESTRICTIONS, MONTGOMERY COUNTY, MARYLAND.

12. PARCELS B, C, D & E, BLOCK "A", BEING CONVEYED TO THE HOME OWNERS ASSOCIATION (H.O.A.).

13. THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR COMMON OPEN SPACES RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND ON SEPTEMBER 8, 2009, IN LIBER 3601 AT FOLIO 287.

14. THE COMMON ACCESS EASEMENTS SHOWN HEREON ARE INTENDED TO PROVIDE PERMANENT, UNOBTAINED ACCESS TO THE GENERAL PUBLIC THROUGH SAID EASEMENT AREA.

15. THE BUILDING PERMITS FOR THE INITIAL DWELLINGS ON LOTS 12 THROUGH 15, BLOCK "A", SHALL BE RELEASED IN ACCORDANCE WITH THE OCTOBER 22, 2009 LETTER OF AGREEMENT BETWEEN OWNER AND M-NOPPC.

GAITHERSBURG ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND

DATE: AUGUST 2009 SCALE: 1"=50'

ESF Consultants Inc.
7164 Columbia Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-872-9105
FAX: 410-872-4870

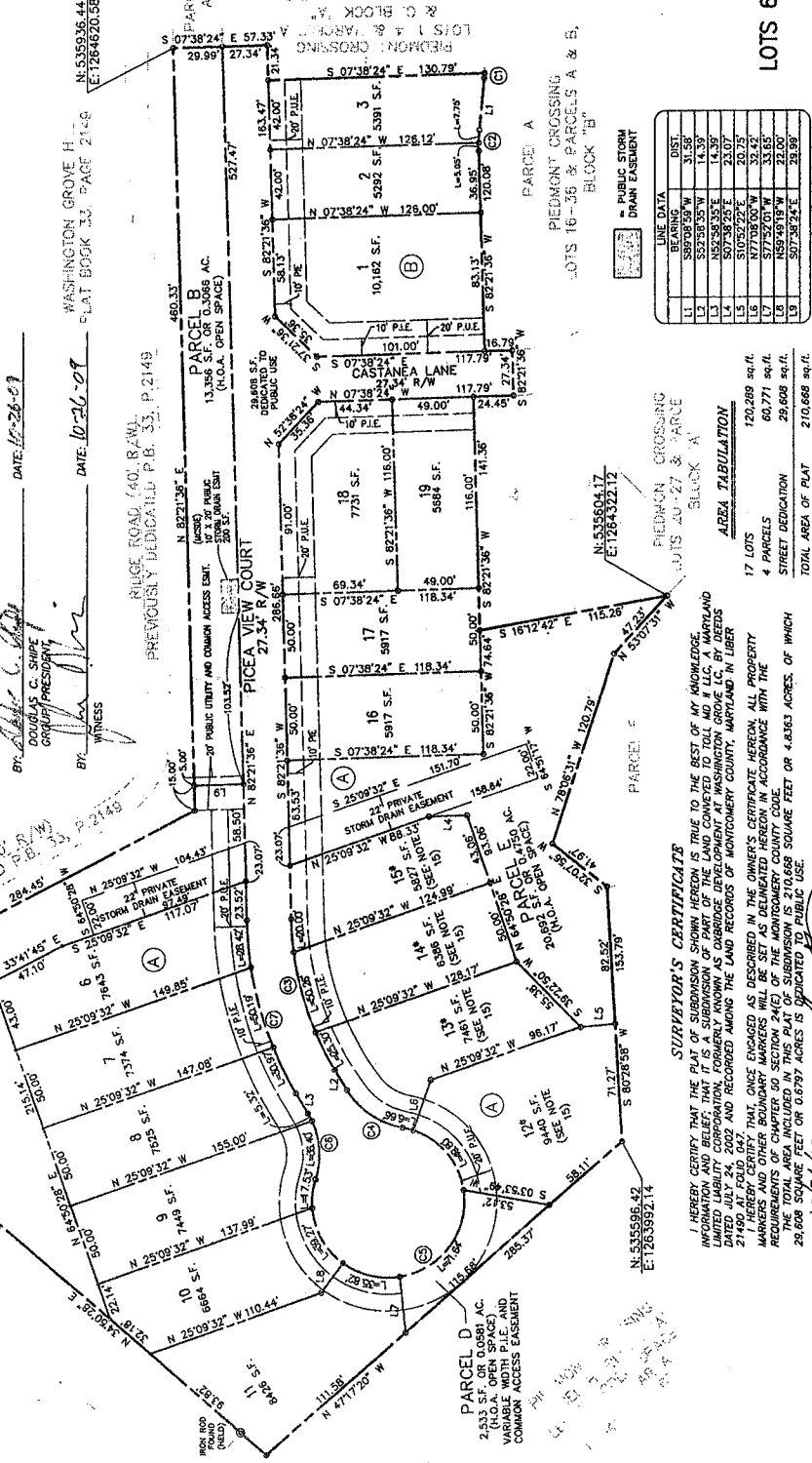
Land Planning
Engineering
Land Surveying

ESF

SUBDIVISION RECORD PLAT

PIEDMONT CROSSING

LOTS 6-19 & PARCELS B, C, D & E, BLOCK "A"
LOTS 1-3, BLOCK "B"
TAX MAP GT 121



LINE DATA	BEARING	DIST
1	S 82°21'36" W	14.39'
2	S 82°21'36" W	14.39'
3	S 82°21'36" W	14.39'
4	S 82°21'36" W	14.39'
5	S 82°21'36" W	14.39'
6	S 82°21'36" W	14.39'
7	S 82°21'36" W	14.39'
8	S 82°21'36" W	14.39'
9	S 82°21'36" W	14.39'
10	S 82°21'36" W	14.39'
11	S 82°21'36" W	14.39'
12	S 82°21'36" W	14.39'
13	S 82°21'36" W	14.39'
14	S 82°21'36" W	14.39'
15	S 82°21'36" W	14.39'
16	S 82°21'36" W	14.39'
17	S 82°21'36" W	14.39'
18	S 82°21'36" W	14.39'
19	S 82°21'36" W	14.39'

AREA TABULATION	17 LOTS	4 PARCELS	STREET DEDICATION	TOTAL AREA OF PLAT
	120,889 sq. ft.	60,771 sq. ft.	29,008 sq. ft.	210,668 sq. ft.

LEGEND
BOUNDARY LINE
RIGHT-OF-WAY
STORM DRAIN EASEMENT
PUBLIC UTILITY EASEMENT
PUBLIC IMPROVEMENT EASEMENT
IRON ROD FOUND

SCALE: 1" = 50'

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
M-NOP-BPC RECORD FILE NO. _____

RECORDED: _____
PLAT NO.: _____
DRAWN: CRC/CVS
CHK'D: MAB
FILE: ESF PLAT NO. 5 OF 9

APPROVED: _____
BY: _____
DIRECTOR

APPROVED: _____
ASST. SECRETARY TREASURER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND. I HAVE BEEN A LICENSED SURVEYOR SINCE JULY 24, 2002, AND MY LICENSE NO. IS 12145. I HAVE BEEN A LICENSED SURVEYOR SINCE JULY 24, 2002, AND MY LICENSE NO. IS 12145. I HAVE BEEN A LICENSED SURVEYOR SINCE JULY 24, 2002, AND MY LICENSE NO. IS 12145.

DATE: 10/26/09
BY: *[Signature]*
MONTGOMERY COUNTY PLANNING BOARD

9TH BLOCK DISTRICT
MONTGOMERY COUNTY, MARYLAND
CASHY PROPERTY @ MILL CREEK
PRELIMINARY SUBDIVISION PLAN 1-02022

806012



NOTE:
SEE SHEET 2 OF 2 FOR MONTGOMERY
COUNTY PLANNING BOARD OPINION
LETTER

PROPERTY INFORMATION

OWNER	THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS
PROJECT	RECONSTRUCTION OF MILL CREEK ROAD AND ADJACENT AREAS
DATE	08/01/2011
SCALE	AS SHOWN

EXISTING CONDITIONS

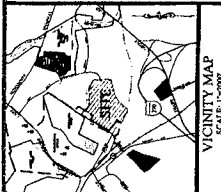
EXISTING ROAD	15' WIDE
EXISTING SIDEWALK	5' WIDE
EXISTING CURB	4" HIGH
EXISTING DRAINAGE	4" DIA. MANHOLE
EXISTING UTILITIES	12" DIA. WATER MAIN
EXISTING TREES	10' DIA. TRUNK
EXISTING FENCES	4' HIGH
EXISTING SIGNAGE	4' X 6' SIGN
EXISTING LIGHTING	4' X 4' LIGHT
EXISTING LANDSCAPE	10' X 10' PLANTER
EXISTING BUILDINGS	10' X 10' BUILDING
EXISTING PARKING	10' X 20' SPACE
EXISTING TRAILS	10' WIDE
EXISTING FIELDS	10' X 20' FIELD
EXISTING WETLANDS	10' X 20' WETLAND
EXISTING WOODLAND	10' X 20' WOODLAND
EXISTING AGRICULTURE	10' X 20' AGRICULTURE
EXISTING INDUSTRIAL	10' X 20' INDUSTRIAL
EXISTING COMMERCIAL	10' X 20' COMMERCIAL
EXISTING RESIDENTIAL	10' X 20' RESIDENTIAL
EXISTING OPEN SPACE	10' X 20' OPEN SPACE
EXISTING NATURAL AREA	10' X 20' NATURAL AREA
EXISTING HISTORIC	10' X 20' HISTORIC
EXISTING CULTURAL	10' X 20' CULTURAL
EXISTING RECREATION	10' X 20' RECREATION
EXISTING EDUCATION	10' X 20' EDUCATION
EXISTING HEALTHCARE	10' X 20' HEALTHCARE
EXISTING GOVERNMENT	10' X 20' GOVERNMENT
EXISTING RELIGIOUS	10' X 20' RELIGIOUS
EXISTING OTHER	10' X 20' OTHER

PROPOSED CONDITIONS

PROPOSED ROAD	20' WIDE
PROPOSED SIDEWALK	10' WIDE
PROPOSED CURB	6" HIGH
PROPOSED DRAINAGE	6" DIA. MANHOLE
PROPOSED UTILITIES	18" DIA. WATER MAIN
PROPOSED TREES	12' DIA. TRUNK
PROPOSED FENCES	6' HIGH
PROPOSED SIGNAGE	6' X 8' SIGN
PROPOSED LIGHTING	6' X 6' LIGHT
PROPOSED LANDSCAPE	12' X 12' PLANTER
PROPOSED BUILDINGS	12' X 12' BUILDING
PROPOSED PARKING	12' X 24' SPACE
PROPOSED TRAILS	12' WIDE
PROPOSED FIELDS	12' X 24' FIELD
PROPOSED WETLANDS	12' X 24' WETLAND
PROPOSED WOODLAND	12' X 24' WOODLAND
PROPOSED AGRICULTURE	12' X 24' AGRICULTURE
PROPOSED INDUSTRIAL	12' X 24' INDUSTRIAL
PROPOSED COMMERCIAL	12' X 24' COMMERCIAL
PROPOSED RESIDENTIAL	12' X 24' RESIDENTIAL
PROPOSED OPEN SPACE	12' X 24' OPEN SPACE
PROPOSED NATURAL AREA	12' X 24' NATURAL AREA
PROPOSED HISTORIC	12' X 24' HISTORIC
PROPOSED CULTURAL	12' X 24' CULTURAL
PROPOSED RECREATION	12' X 24' RECREATION
PROPOSED EDUCATION	12' X 24' EDUCATION
PROPOSED HEALTHCARE	12' X 24' HEALTHCARE
PROPOSED GOVERNMENT	12' X 24' GOVERNMENT
PROPOSED RELIGIOUS	12' X 24' RELIGIOUS
PROPOSED OTHER	12' X 24' OTHER

PROPERTY INFORMATION

OWNER	THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS
PROJECT	RECONSTRUCTION OF MILL CREEK ROAD AND ADJACENT AREAS
DATE	08/01/2011
SCALE	AS SHOWN



Dewberry
203 Perry Parkway, Suite 1
Columbia, MD 21047-1100
(410) 388-4300 Fax: (410) 388-1607

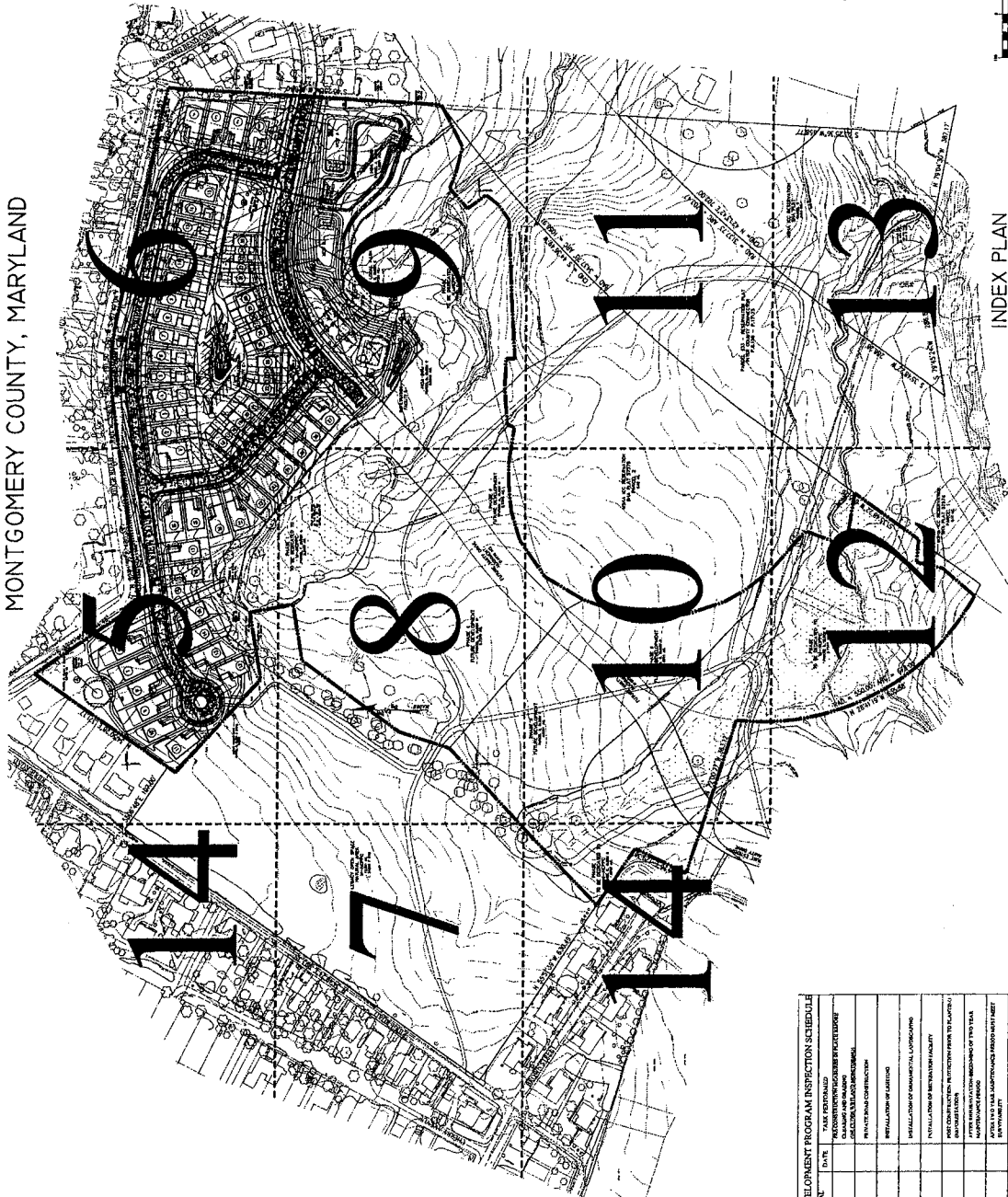


CERTIFICATE OF REGISTERED SURVEYOR
I, THE UNDERSIGNED, A LICENSED SURVEYOR IN THE STATE OF MARYLAND, HAVE EXAMINED THE ABOVE TITLED MAP AND FIND THAT IT ACCURATELY REPRESENTS THE SURVEY AND THE DATA THEREON, AND THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE MARYLAND SURVEYING AND MAPPING ACT OF 2002.

LEGEND

EXISTING ROAD	15' WIDE
EXISTING SIDEWALK	5' WIDE
EXISTING CURB	4" HIGH
EXISTING DRAINAGE	4" DIA. MANHOLE
EXISTING UTILITIES	12" DIA. WATER MAIN
EXISTING TREES	10' DIA. TRUNK
EXISTING FENCES	4' HIGH
EXISTING SIGNAGE	4' X 6' SIGN
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EXISTING TRAILS	10' WIDE
EXISTING FIELDS	10' X 20' FIELD
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EXISTING WOODLAND	10' X 20' WOODLAND
EXISTING AGRICULTURE	10' X 20' AGRICULTURE
EXISTING INDUSTRIAL	10' X 20' INDUSTRIAL
EXISTING COMMERCIAL	10' X 20' COMMERCIAL
EXISTING RESIDENTIAL	10' X 20' RESIDENTIAL
EXISTING OPEN SPACE	10' X 20' OPEN SPACE
EXISTING NATURAL AREA	10' X 20' NATURAL AREA
EXISTING HISTORIC	10' X 20' HISTORIC
EXISTING CULTURAL	10' X 20' CULTURAL
EXISTING RECREATION	10' X 20' RECREATION
EXISTING EDUCATION	10' X 20' EDUCATION
EXISTING HEALTHCARE	10' X 20' HEALTHCARE
EXISTING GOVERNMENT	10' X 20' GOVERNMENT
EXISTING RELIGIOUS	10' X 20' RELIGIOUS
EXISTING OTHER	10' X 20' OTHER

REVISIONS			
NO.	DESCRIPTION	BY REV.	DATE
1	REVISED TO CORRECT 2-13-78 DEVELOPMENT REVIEW COMMITTEE COMMENTS	POL	4/30/77
2	UPDATE PLANS IN ACCORDANCE WITH NRC'S OPINION		5/10/78
3	FINAL PLAN SET WITH AMENDED NRC'S OPINION		3/20/79



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

INDEX PLAN
1"=100'

ESE
Land Planning
Engineering
Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Drive - Suite 230
Columbia, MD 21046
TEL: 410-881-2099
FAX: 410-882-4820

RECEIVED	DATE:	PROFESSIONAL CERTIFICATION
		I HEREBY CERTIFY THAT THE SIGNATURE AND NAME OF THE PERSON WHO HAS SIGNED THIS DOCUMENT ARE TRUE AND CORRECT AND THAT THE PERSON HAS BEEN TRAINED AND QUALIFIED TO SIGN THIS DOCUMENT. SIGNED: _____ DATE: _____ PRINT NAME: _____ PRINT TITLE: _____ PRINT ADDRESS: _____ PRINT CITY: _____ PRINT STATE: _____ PRINT ZIP: _____ PRINT PHONE: _____ PRINT FAX: _____ PRINT E-MAIL: _____ PRINT SIGNATURE: _____



OWNER/DEVELOPER
TOLL MARYLAND II, LLC
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MARYLAND 21046
ATTN: AL EDWARDS
FAX: 410-872-9141
PHONE: 410-872-9105

TAX MAP	ZONING CATEGORY:
07121	R-SO, MPOU OPTION
WSSC 200' SHEET	
23JAN08	

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM THE CITY OF CHICAGO, ILL. RECORDS DIVISION. TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY GROUND TEST BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT WAS MADE BY UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE ENGINEER AND HIS FIELD COMPANY'S RECORD DRAWINGS, CONCERNING CONSTRUCTION, CLEARANCES LESS THAN NOTED MAY REQUIRE

COVER SHEET
CERTIFIED SITE PLAN #820060120A
PIEDMONT CROSSING
(FORMERLY CASEY PROPERTY
AT MILL CREEK)
9TH ELECTION DISTRICT

LEGEND

SHEET INDEX

[illegible]

	COVER SHEET	PLANNING BOARD OPINION	NOTES
1.	COVER SHEET		
2.	PLANNING BOARD OPINION		
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10.	PLANNING BOARD OPINION		
11.	PLANNING BOARD OPINION		
12.	PLANNING BOARD OPINION		
13.	PLANNING BOARD OPINION		
14.	PLANNING BOARD OPINION		
15.	LANDSCAPE AND LIGHTING PLAN-CONCEPTS AND LIGHTING DETAILS		
16.	LANDSCAPE AND LIGHTING DETAILS		
17.	LANDSCAPE AND LIGHTING PLAN		
18.	LANDSCAPE AND LIGHTING PLAN		
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21.	LANDSCAPE AND LIGHTING PLAN		
22.	LANDSCAPE AND LIGHTING PLAN		
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24.	LANDSCAPE AND LIGHTING PLAN		
25.	LANDSCAPE AND LIGHTING PLAN		
26.	LANDSCAPE AND LIGHTING PLAN		
27.	LANDSCAPE AND LIGHTING PLAN		
28.	PLANTING PLAN (CLEARWATER SHEET)		
29.	PLANTING PLAN (CLEARWATER SHEET)		
30.	PLANTING PLAN (CLEARWATER SHEET)		
31.	PARK AND PLAYGROUND LAYOUT		
32.	TOWNSHORE PARKING LOT LIGHTING		

NOTE
NO CLEARING OR GRADING PRIOR TO M-NCPPC
APPROVAL OF THE CERTIFIED SITE PLAN.
THIS AMENDED SITE PLAN #E-20060120A APPROVED
FEBRUARY 13, 2009 INCORPORATES THE ORIGINAL SITE
PLAN #E-20060120 APPROVED JULY 31, 2008.

APPROVED SITE PLAN

FILE NO. E-20060204
MONTGOMERY COUNTY PLANNING BOARD

[Signature]
CHAIRMAN OF BOARD

1/9/09
DATE

CERTIFICATE OF REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THE ABOVE-LINE DATA IS BASED ON AN ALTA
STANDARD SURVEY FURNISHED BY DEWEY & DAVIS, L.L. DATED ABOUT
JULY 1902.

I HEREBY CERTIFY THAT THE TOPOGRAFCIC DATA SHOWN HEREON IS BASED
ON TOPOGRAFCIC FROM A USUAL SURVEY PERFORMED BY AIR SURVEY
CORPORATION CHINA ABOUT FEBRUARY 1902.

ALLISON 09/17/109

PROFESSIONAL LAND SURVEYOR
MAPLE AND REGISTRATION NO. 2238

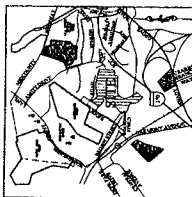
OWNER/DEVELOPER'S CERTIFICATE

I, THE UNDERSIGNED, AGREES TO FORGO ALL THE RIGHTS AND REQUIREMENTS OF SITE PLAN APPROVAL, INCLUDING THIS SIGNATURE SET OF THE SITE PLAN.

By:  _____

LARRY E. SWANSON, P.A.
DIRECTOR OF LAND DEVELOPMENT
PRINT NAME AND TITLE

RECEIVED
MAR 17 1963



VICINITY MAP
1"=2000'



PARCEL DESIGNATION	PERCENTAGE OF TOTAL SITE AREA
PARCEL 1	0.06
PARCEL 2	0.06
PARCEL 3	0.06
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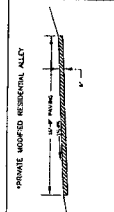
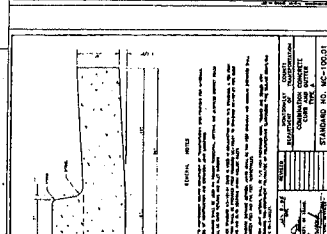
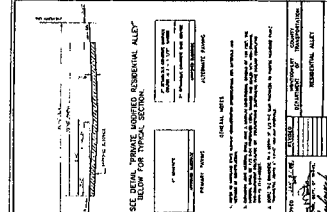
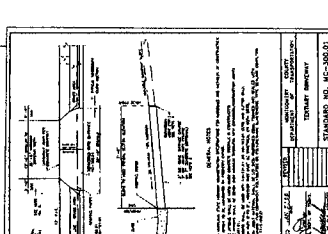
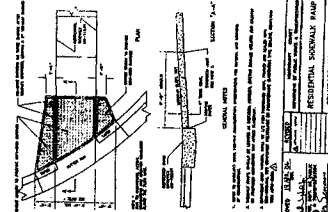
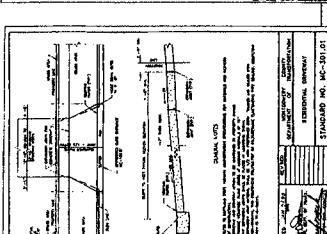
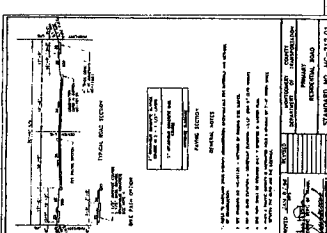
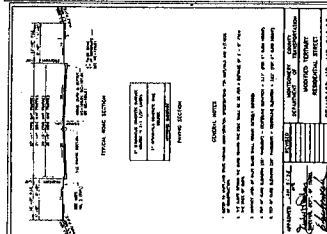
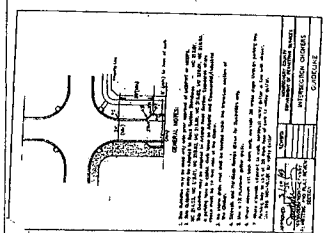
NO CLASHES OR INTERFERENCE WITH EXISTING UTILITIES OR STRUCTURES.

APPROVED SITE PLAN
FILE NO. 1000000
MONTGOMERY COUNTY PLANNING BOARD
DATE: 01/17/09
BY: [Signature]

CERTIFICATE OF RECORDING
I HEREBY CERTIFY THAT THE BOUNDARY LINES DATA IS BASED ON AN ALTA SURVEY PERFORMED BY [Name] AND THAT THE BOUNDARY LINES DATA IS BASED ON AN ALTA SURVEY PERFORMED BY [Name] AND THAT THE BOUNDARY LINES DATA IS BASED ON AN ALTA SURVEY PERFORMED BY [Name].
DATE: 01/17/09
BY: [Signature]

OWNER/DEVELOPER'S CERTIFICATE
I, the undersigned, hereby certify that the information contained in this site plan is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.
DATE: 01/17/09
BY: [Signature]

DETAILS
CERTIFIED SITE PLAN #20060120A
PIEDMONT CROSSING
AT MILL CREEK
MONTGOMERY COUNTY, MARYLAND
DATE: 01/17/09
BY: [Signature]

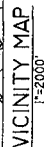


OWNER/DEVELOPER
TOLL MARYLAND II, LLC
7164 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MARYLAND 21046
PHONE: 410-877-9105

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SITE PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN.
DATE: 01/17/09
BY: [Signature]

REVISIONS
DATE: 01/17/09
BY: [Signature]

ES&I
Land Planning
Engineering
Land Surveying
214 Columbia Gateway Drive - Suite 230
Columbia, MD 21046
TEL: 410-861-3095
FAX: 410-877-9105

 $\mu = 2000$

RECEIVED
MAR 17 1979

NOTE
NO CLEARING OR GRADING PRIOR TO MANOTEC
APPROVAL OF THE COST ESTIMATE

APPROVED SITE PLAN

FILE NO. 8-20060204
MONTGOMERY COUNTY PROBATION BOARD

John H. Hines
CHIEF OF POLICE

SCALE OF REGISTERED SURVIVOR

0007. WE HEREBY CERTIFY THAT THE TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON A PHOTOGRAPHY FROM AN AERIAL SURVEY PERFORMED BY AIR SURVEY PHOTOGRAPHY, INC., 10100 N. 10TH AVENUE, DENVER, COLORADO 80231.

PROFESSIONAL LAND SURVEYOR
LAND REGISTRATION NO. 25328

OWNER/DEVELOPER'S CERTIFICATE

11

CONTRACT NO.	CONTRACTOR, P. E.	DATE OF LAND DEVELOPMENT PLAN AND TITLE
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CARD OPINION
PLAN #820060120A

SEY PROPERTY
CREEK)
ON DISTRICT

Figure 1

PLANNING BOARD OPINION
CERTIFIED SITE PLAN #B20060120A
PIEDMONT CROSSING

**(FORMERLY CASEY PROPERTY
AT MILL CREEK)
9TH ELECTION DISTRICT**

MONTGOMERY COUNTY, MARYLAND

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS

UTILITY AT 1-800-257-7777, 24 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. (SEE SUBJECT, ALABAMA STATE AGENCY, C. 6-3-80, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 26

CONSTRUCTION, CLEARANCE LESS THAN NOTED; MAY REQUIRE REVISIONS TO THIS PLAN.

TAX MAP	ZONING CODE
0721	R-90, MPOU
WELL 300' DEEP	

SUNNY

1

OWNER/DEVELOPER
TOLL MARYLAND II, LLC
17164 COLUMBIA GATEWAY DRIVE, SUITE 200
COLUMBIA, MARYLAND 21046

ATTN: AL EDWARDS
FAX: 410-872-9141
PHONE: 410-872-9105

[illegible]

FOR THE COMPANY, INC.

PROFESSIONAL CERTIFICATION

[illegible]

100

[illegible]

ES&S
Land Planning
Engineering
Land Surveying

Consultants Inc.
1 Columbia Gateway Drive - Suite 230
Annapolis, MD 21406
TEL: 410-381-3093
FAX: 410-872-4870

Journal of Interpersonal Violence 28(1) 1-16
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CHEN, WALSH, TECLER & MCCABE, LLP.

ATTORNEYS AT LAW

200A MONROE STREET

SUITE 300

ROCKVILLE, MARYLAND 20850

(301) 279-9500

FAX: (301) 294-5195

*ALSO ADMITTED IN THE
DISTRICT OF COLUMBIA

1-800-229-9510

JOHN BURGESS WALSH, JR.
WILLIAM JAMES CHEN, JR.*
KENNETH B. TECLER*
JOHN F. MCCABE, JR.*

September 17, 2009

Hand Delivered

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Proposed Parcel H, Block "A" Legacy Open
Space, Piedmont Crossing

Dear Dr. Hanson and Board Members:

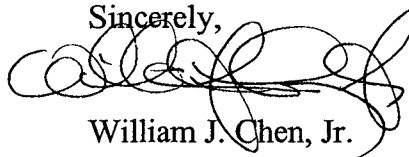
This letter is submitted on behalf of the Town of Washington Grove and John Compton.

It is understood that your staff is in the process of reviewing proposed plats for Preliminary Plan No. 1-02022, including a plat for the Legacy Open Space natural area ("LOS"). This letter is to request that my clients be included in the administrative process for consideration of that proposed plat.

My clients are informed that the proposed plat for the LOS indicates that the Maryland-National Capital Park and Planning Commission is to receive the fee to the LOS. My clients object to such a conveyance. As the Board is aware, the LOS is the subject of a condemnation action filed by the Town which is pending before the Circuit Court for Montgomery County. In that regard, the Town has a claim to the LOS.

Accordingly, the Town objects to any consideration of a plat for the LOS without the participation of the Town in the plat submission process, and objects to the conveyance of the fee to the LOS to the Maryland-National Capital Park and Planning Commission.

Sincerely,



William J. Chen, Jr.

WJC:wch

cc: Robert C. Park, Jr., Esq.
William J. Roberts, Esq.
Jared M. McCarthy, Esq.
Stephen J. Smith, Senior Planner, M-NCPPC

David Rapkivian

404 Brown St.
October 11, 2009
Washington Grove, MD
20880

RECEIVED
0956
OCT 13 2009

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

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Chairman Hanson:

I am writing as a very concerned resident of Washington Grove on the impending Planning Board approval of the plat for Phase I of the Piedmont Crossing development adjacent to the Town of Washington Grove. The residents of the Town worked amicably with the Planning Board and the owner for more than 4 years to gain approval of the Legacy Open Space designation for the 12.5 acre LOS field. We supported approval of the Preliminary Plan (1-02022) BECAUSE of the Board's designation of the LOS field and THEIR statement that it was being done so to protect the historic nature of the Town. We believe the impending approval of the plat for the field will undermine the intentions of past Planning Board decisions and written statements in the Preliminary Plan.

Public officials must be held to a higher standard of honesty than the corporate world because you have been placed in a position of responsibility for upholding the interests of the public. Continuing efforts to subvert honest efforts of past Planning Boards, the developer, and the Town, it does not speak well of you as stewards of the public trust.

We believe that the Planning Board intends to approve the plat without a public hearing, since your current agenda does not have this listed and the date for a decision will be passing shortly. This is outrageous behavior by a PUBLIC agency that knows this issue is being closely watched and has consequences far beyond this one 12.5 acre meadow. The public will be made aware of the underhanded dealings of the Planning Board and the dishonesty hidden behind closed doors. It seems that the past lessons of Clarksburg, the Christ Child church outrage, and the unprecedented approval of preliminary plans for Bethesda high rises without real plans (and many more current issues too many to list), are being BLATANTLY ignored by the Planning Board instead of serving as they should the public good of our historic communities.

Again, I ask that you hold off on approval of the plat for Phase I of Piedmont Crossing until the Planning Board holds a public hearing to hear input from the very people you are bound to protect.

Sincerely,
David Rapkievian
404 Brown St
Washington Grove, MD 20880
Rfineviolins@msn.com

cc: Marye Wells-Harley
Jean Cryor
Joe Alfandre
Amy Presley

Coleman, Joyce

RECEIVED
0956
OCT 13 2009

From: Chris Brown [christianebrown@verizon.net]
Sent: Saturday, October 10, 2009 11:42 PM
To: MCP-Chair
Cc: Marye.Wells@mncppc-mc.org; Cryor, Jean; Alfandre, Joe; Presley, Amy
Subject: Piedmont Crossing Craziness

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

Dr. Steven W. Brown
Christiane W. Brown
505 Brown Street
P.O. Box 1442
Washington Grove, MD 20880

October 10, 2009

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Chairman Hanson:

We were dismayed to hear of the impending Planning Board approval of the plat for Phase I of the Piedmont Crossing development adjacent to the Town of Washington Grove. We supported approval of the Preliminary Plan (1-02022) because of the Planning Board's designation of the Legacy Open Space field to protect the historic nature of the Town. That falls in line with your mission, which according to your web site, is to "manage physical growth and plan communities; protect and steward natural, cultural and historical resources; provide leisure and recreational experiences."

If you really want the residents of Montgomery County to believe any of that, you need to start holding yourselves accountable. In other words – if you make a promise, keep a promise. At no time during the discussions and negotiations for maintaining the meadow in its present state did the Planning Board approve anything other than an easement through dedication for the property. It now appears that you intend to gain ownership of the field, which will have significant consequences for the Legacy Open Space status and the future of the field as a meadow. As has happened in many other development projects in Montgomery County, the citizens have once again learned that yours is an entity that cannot be trusted. Why is that? And how can that reconcile with your mission to "protect and steward natural, cultural and historical resources"?

We also believe that the Planning Board intends to approve the plat without a public hearing. This is outrageous behavior by a public agency, knowing as you do that this issue is closely watched and has consequences far beyond this one meadow. The public will surely be made aware of the underhanded dealings of the Planning Board and the dishonesty you have once again hidden behind closed doors.

We ask that you hold off on approval of the plat for Phase I of Piedmont Crossing until the Planning Board holds a public hearing to hear input from the very people you are bound to protect. Is there any reason why you wouldn't?

Sincerely,

Steven and Christiane Brown
505 Brown Street
Washington Grove, MD 20880

cc: Marye Wells-Harley
Jean Cryor
Joe Alfandre
Amy Presley
(hard copy to be mailed)

Coleman, Joyce

From: ellsworth briggs [briggs3@comcast.net]
Sent: Tuesday, October 13, 2009 10:44 AM
To: MCP-Chair
Subject: Letter to Planning Board members re: Piedmont Crossing Plat
Attachments: planning bd letter 2009.doc; ATT448598.txt

RECEIVED

OCT 13 2009

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

Dear Dr. Hanson and Board members:

Please take the time to read my attached letter to you concerning possible actions by the Board re: Phase I of the Piedmont Crossing development. I'm resorting to e-mail because of time restrictions, but I will send along a hard copy if that is appropriate.

Thank you, Ann Briggs (briggs3@comcast.net)
203 Grove Road
Washington Grove, Maryland 20880

203 Grove Road
Washington Grove, Md

October 13, 2009

Royce Hanson, Chairman
Montgomery County Planning Board

Dear Dr. Hanson:

This letter is an appeal to you and to the members of the Planning Board to conduct a public hearing prior to any consideration of approval of the plat for Phase I of the Piedmont Crossing development adjacent to the Town of Washington Grove.

It is in the county's interest to maintain and enhance the many historic gems that lie within its borders. The Planning Board and its staff have recognized this in myriad actions from quiet Rural Roads to the broader category of Agricultural Preserve. These are concrete actions that will sustain some of this county's natural beauty and integrity even as more and more of us crowd in here, needing housing and jobs.

The history of the Board's consideration of this project had clearly shown Planning support for Legacy Open Space designation for the 12.5 acre field (the Casey Meadow.) Because of this and the Board's stated intention that this designation was critical to protect the historic character of the Town, the Board initially had the support of the Town. When it became apparent, however, that such designation was an ephemeral thing, subject to other larger demands, the Town began desperate efforts to have the Board insert some language into the designation that would – indeed – protect the adjoining meadow and the historic character of the Town for the foreseeable future. Failing that, the Town has been in a long, costly and tedious process to acquire through condemnation the guardianship of this precious natural asset, an asset with benefits to the county well beyond even the Town's concerns.

If, as now seems to be the case, MNCPPC is entering into an agreement with Toll Brothers to take ownership of the property, I cannot see how the future of the meadow will be sustained in a natural state without some clear descriptive wording specific to the issue. Where is this language? The Board has the power to require this. If, in fact, the Planning Board still intends to protect the meadow, it should so state and the public at large should have the opportunity to speak with the Board about such issues which are tied to the plat for Phase I. Without some positive signals, it's hard not to believe that protection of this historic area is no longer of value in the eyes of the Planning Board of Montgomery County. If so, you really owe the public an explanation for the change in perspective.

Yours truly,

Ann K. Briggs

Cc -Marye Wells-Harley
Jean Cryor
Joe Alfandre
Amy Presley
Mayor Darrell Anderson

Coleman, Joyce

From: Wells-Harley, Marye
Sent: Sunday, October 11, 2009 8:25 PM
To: MCP-Chair
Subject: FW: Dedication of historic LOS meadow at Washington Grove

RECEIVED
OCT 13 2009

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

From: stopwink[SMTP:STOPWINK@VERIZON.NET]
Sent: Sunday, October 11, 2009 8:24:12 PM
To: Wells-Harley, Marye
Subject: Dedication of historic LOS meadow at Washington Grove
Auto forwarded by a Rule

Shelley J. Winkler
P.O. Box 1423
Washington Grove, MD 20880
301-330-6446

Royce Hanson, Chairman
Joe Alfandre, Member and Commissioner
Jean Cryor, Member and Commissioner
Amy Presley, Member and Commissioner
Marye Wells-Harley, Member and Commissioner
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

October 11, 2009

Dear Chairman Hanson, Mr. Alfandre, Ms. Cryor, Ms. Presley, and Ms. Wells-Harley:

Thank you for the work you do on behalf of our County.

As events have transpired over the last couple of years, I am worried that the background of why the historic farm meadow next to Washington Grove was designated Legacy Open Space, and the record behind that designation, and why Mr. Totah decided to leave most of the LOS open and increase the density on the remainder of the property he had owned, all occurred. How that happened, the financial, physical and immense time involved by the community of Washington Grove, the Greater Shady Grove Civic Alliance and the Briardale community, to assist in that process, and the reasons for support by many organizations outside of our immediate communities, appear to have disappeared. Because of the evolving nature of your Board, all of that record is contained in files but not in your memories.

First, I beg you to please review the hearing files from the LOS hearing of February 7, 2002, when the Board voted to designate the meadow as LOS as critical to preserving the historic resource of the county known as the Town of Washington Grove.

Second, I urge you to review the files from the hearings, on December 16 and 23, 2004, when the preliminary site plan for Piedmont Crossing was approved, with conditions, by the Board.

Finally, I urge you to refuse to permit your staff to allow the plat for Piedmont Crossing (now owned by Toll Brothers) to be quietly approved, with a fee transfer of the LOS meadow to MNCPPC, UNLESS that fee transfer requires MNCPPC to maintain the LOS meadow as natural open space to protect the county-wide and nationally significant heritage resource that is the Town of Washington Grove.

Any allowance of approval of the Plat needs to be in accordance with the Board's own opinion of the Preliminary and Site Plan, which requires dedication of the LOS meadow, for the reasons in the opinion. If the Board permits approval of the plat with a deed to MNCPPC that does not restrict use of the LOS as described above, then the Board would be (1) throwing out a public process that took place over years, (2) not following its own opinion and conditions, and (3) doing all this through lack of public notice, lack of public process and subterfuge of the public process that has occurred over such a long period of time.

I invite each of you to please come to Washington Grove, and take a tour of the historic place (which almost can't be adequately seen by car because so many of the buildings face walkways, not the narrow paved roads). We promise not to discuss lawsuits, just to give you a firsthand look at what so many organizations felt compelled to support and protect.

Thank you for your attention, and your care in keeping Montgomery County a place that preserves its history and character even as it moves ahead, particularly in this area of the County, to accommodate future residents and workers.

Sincerely,

Shelley Winkler

Cc: Mayor Darrell Anderson

Pat Labuda, President, Greater Shady Grove Civic Alliance

Connie McKenna, President, Briardale Homeowners' Association

Coleman, Joyce

From: ann philips [aphilips@igc.org]
Sent: Monday, October 12, 2009 3:28 PM
To: MCP-Chair
Subject: To All Planning Board members

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OCT 13 2009

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

Dear Chairman Hanson and Board members:

We are very concerned about the 12.5 acre LOS field adjacent to Washington Grove, and about the upcoming Planning Board approval of the plat for Phase I of Piedmont Crossing development. For years now, we residents of Washington Grove have worked to protect the field, gaining approval of Legacy Open Space designation, which (as the Board stated) would serve to maintain the character of our town. Washington Grove, which works hard to maintain its woods and natural beauty, is the appropriate entity to adequately protect and maintain the field for the future.

Now it appears that agreements of past Planning Boards, the developers, and the Town are being undermined, that the current Planning board intends to own the field, with uncertain future consequences for its protection. Is this in fact true?

We urge you not to take any action that could remove LOS status. We are also concerned that no public hearing has been scheduled prior to approval of the plat for Phase I.

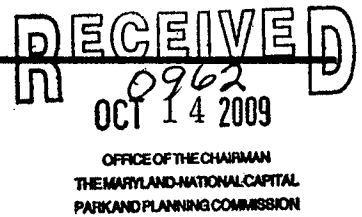
Sincerely,

Ann Philips and Ken Shapiro
403 McCauley St.
P. O. Box 1248
Washington Grove MD 20880

P. S. A hard copy of this letter follows by mail

Coleman, Joyce

From: nancgh@aol.com
Sent: Wednesday, October 14, 2009 3:09 PM
To: MCP-Chair
Subject: Please forward to all members asap Piedmont Crossing



October 13, 2009

Royce Hanson, Chairman
Montgomery County Planning Board

Dear Dr. Hanson:

I would like to add my voice to those urging a public hearing by the Planning Board prior to considering the plat for Phase I of the Piedmont Crossing development next to the Town of Washington Grove. My understanding is that new circumstances have arisen – the possible agreement with Toll Brothers in which ownership of the field will transfer. Given this change and its long term implications for the Town of Washington Grove, a jewel of a town on the National Historic Register, holding such a hearing is essential.

For several years now, our Town has worked with the Planning Board and the owner to gain approval of the Legacy Open Space designation for the 12.5 acre LOS field. The Town supported approval of the Preliminary Plan (1-02022) because of the Board's designation of the LOS field which was intended to protect the historic nature of the Town. The latest developments may serve to undermine these protections.

Washington Grove continues to bear the burden of the new development slated for this area of Montgomery County from the intensive development of the Shady Grove Metro to the ICC. To most of us in Town, these developments result in significantly diminishing the quality of our lives, while others benefit.

Can the County manage to develop this area while protecting those that already live here? I believe they can but only with the utmost care, creativity and involvement of the public.

For decades, Montgomery County's planning process was nationally recognized for innovation and openness. In the more recent past, as you know, this reputation has been threatened by situations that were seen as behind closed door deals. To regain the trust of the public, openness and transparency must be central to the Planning Board's work. Again, I urge the Planning Board to schedule a public hearing on this important issue.

Sincerely,

Nancy Helme
108 Grove

Avenue, WashingtonGrove, MD20880

Cc: Marye Wells-Harley
Jean Cryor
Joe Alfandre

Amy Presley
Mayor Darrell Anderson

MCP-CTRACK

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OCT 14 2009

From: Samantha Beres [sberes84@gmail.com]
Sent: Wednesday, October 14, 2009 1:59 PM
To: MCP-Chair
Cc: Marye.Wells@mncppc-mc.org; Cryor, Jean; Alfandre, Joe; Presley, Amy
Subject: Request for a public hearing

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

October 14, 2009

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Chairman Hanson:

I am writing as a concerned resident on the impending Planning Board approval of the plat for Phase I of the Piedmont Crossing development adjacent to the Town of Washington Grove. It seems that the Planning Board intends to approve the plat without a public hearing, since this is not listed on your current agenda and the date for a decision will have passed shortly. I respectfully request that you hold a public hearing to discuss this decision, or share the date in which this topic will be discussed.

If you recall, our town supported approval of the Preliminary Plan (1-02022) because of the Board's designation of the LOS field and their statement that it was being done so to protect the historic nature of the Town. The impending approval of the plat for the field will undermine the intentions of past Planning Board decisions and written statements in the Preliminary Plan.

At no time during the discussions and negotiations for maintaining the meadow in its present state, did the Planning Board approve anything other than an easement through dedication for the property. It now appears that you intend to gain ownership of the field, which will have significant consequences for the LOS status and the future of the field as a meadow. If you do go forward with a move to co-opt the intention of agreements made between the Planning Board, owner, the Town of Washington Grove, and statements consistently made during the ongoing legal suit, it seems to be that you have no intention of upholding these agreements.

Again, I ask that you respect the citizens of Washington Grove and Montgomery County and hold off on approval of the plat for Phase I of Piedmont Crossing until the Planning Board holds a public hearing to gain input from the very people you are bound to protect.

I look forward to your response.

Sincerely,

Samantha Beres
Resident of Washington Grove

cc: Marye Wells-Harley

Jean Cryor

Joe Alfandre

Amy Presley

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OCT 14 2009

MCP-CTRACK

From: bruce rothrock [brucerothrock@msn.com]
Sent: Wednesday, October 14, 2009 11:22 AM
To: MCP-Chair; marye.wells@mncppc-mc.org; Cryor, Jean; Alfandre, Joe; Presley, Amy
Subject: Town of Washington Grove, Legacy Open Space
Attachments: RoyceHanson.let3.doc

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

Please see attached letter to Chairman Hanson regarding pending Planning Board approval of the plat for Phase I of the Piedmont Crossing development and a request for a public hearing prior to any Board action.

Thank you for your review of this request.

Bruce Rothrock
PO Box 754
Washington Grove, MD 20880

Hotmail: Free, trusted and rich email service. [Get it now.](#)

PO Box 754
Washington Grove, MD 20880
October 13, 2009

Dr. Royce Hanson, Chairman
Montgomery County Planning Board
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Chairman Hanson:

I am writing regarding the issue surrounding the impending Planning Board approval of the plat for Phase I of the Piedmont Crossing development adjacent to the Town of Washington Grove. I am a resident of Washington Grove and am highly concerned over the procedures that are being employed during the whole course of events pertaining to the Legacy Open Space, and am anxious about whether the eventual outcome will lead to the protection of the 12.5 acre LOS field.

It has come to my attention that you and the present Planning Board will possibly approve the plat for Phase I without a public hearing which is contrary to the agreement established with the earlier Board. I would hope the current Board would not proceed along this line without a public hearing on this topic which is the approved protocol under these circumstances.

I am certain that you are aware in your capacity as chairman of the Board of the history regarding the LOS field and the protection that it affords the Town, that the Town of Washington Grove is designated on the National Register of Historic Places suggesting, if not demanding, special recognition and consideration, that the Town has invested a high percentage of both human and cash resources in an effort to secure the LOS field as a buffer to the Town in order to preserve as much of the Town's legacy and nature as possible, and that an agreement was made with the previous Planning Board, owner, and the Town of Washington Grove which I believe as well as other Town residents require the Board to honor.

You and the Board members are in positions of trust in which citizens must believe that you are both honoring past agreements, are following standard operating procedures, and are using your best judgment on issues before the Board for the greatest good of Maryland citizens. The "greatest good" includes the preservation of historic trusts for future generations. In this matter pertaining to the LOS, will you honor the agreement made with the previous Board?

I want you to think about what "justice" means before you lead the board into action; in your judgment, help the Board make the honorable decision and not be influenced by other factors or other agendas. Allow outside input, the work and words of others can be constructive; it is the right and just thing to do.

Sincerely,

Bruce Rothrock

cc: Marye Wells-Harley
Jean Cryor
Joe Alfandre
Amy Presley

MCP-CTRACK

From: booherfamily@comcast.net
Sent: Tuesday, October 13, 2009 11:13 PM
To: MCP-Chair; Marye.Wells@mncppc-mc.org; Cryor, Jean; Alfandrea, Jose; Presley, Amy
Cc: Anderson, Darrell
Subject: Piedmont Crossing Plat
Attachments: Letter to County Board 2009-10-13.doc

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OCT 14 2009

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

Chairman Hanson:

Please review the attached letter and open up the decision to public comment.

Robert Booher

Robert Booher
111 Maple Ave.
Washington Grove, Maryland

October 13, 2009

Royce Hanson, Chair
Montgomery County Planning Board
MNCPPC

Re: Plat approval for Phase 1 of Piedmont Crossing

Chairman Hanson:

We have been made aware that the above referenced plat has been submitted and will automatically be approved after 30 days whether action is taken on it or not. This plat contains a significant change from the plans approved to date. We feel this change **MUST** be presented for public comment and not hidden in procedural action.

The intent of the Legacy Open Space process is weakened by the proposed action on the part of Park & Planning. This process, and the Board itself, called for the developer and neighboring properties to work together to come to common agreement for use of the property to achieve a balance of the goals of the property owner and purposes of the LOS designation, in this case the protection of the historic context of the Town of Washington Grove. The parties diligently followed that process to arrive at the approved Preliminary Plan. This was not without a great deal of time and expense on both sides working through numerous plans, ultimately arriving at what was perceived to be the protection of the natural state of 12.5 acres of the property by dedication to MNCPPC and the remainder containing the original number of units desired by the developer. Secure further protection was then sought by the Town from future changes in County policies and priorities in the form of a Use & Maintenance Agreement or alternative formal interest agreement that would prevent unilateral County changes that could jeopardize the intent of the LOS Agreement. The County never followed through with these and indeed signaled that other uses were indeed not out of the question.

You appear to be on the verge of an action that will transfer unrestricted ownership rather than a dedication for a specific purpose, which is at odds with the approved plans, the Sector Plan, and the LOS Process.

As a community that has played a unique role in Montgomery County for well over 100 years, we naturally have the long view of development of the surrounding area. We have remained steadfast to that long view and the purpose reflected in our heritage as the many ambitious and competing master plan visions have come and gone and momentous changes have taken place around us. Thus we know from first hand experience that County priorities change as of necessity. Those necessary changes in priority will ever be a risk to this property that has been identified by all parties as critical to the protection of the Washington Grove Historic District if the County does not commit to its long term protection.

Thus we implore you to honor both your approval processes and LOS processes, by not letting this slip under the rug. Open the issue up to proper public comment.

Sincerely,

Robert Booher

Cc: Marye Wells Harley
Jean Pryor
Joe Alfandre
Amy Presley
Mayor Anderson

MCP-CTRACK

From: Stopak, David [DStopak@nas.edu]
Sent: Tuesday, October 13, 2009 10:03 PM
To: MCP-Chair; Alfandre, Joe; Cryor, Jean; Presley, Amy; Marye.Wells@mncppc-mc.org
Subject: Piedmont Crossing (Preliminary Plan 1-02022) & LOS meadow adjacent to Washington Grove

David Stopak
501 Brown St.
PO Box 1423
Washington Grove, MD 20880
301-330-6446 or 202-334-1364
dstopak@nas.edu

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OCT 14 2009
OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Royce Hanson, Chairman
Joe Alfandre, Member and Commissioner
Jean Cryor, Member and Commissioner
Amy Presley, Member and Commissioner
Marye Wells-Harley, Member and Commissioner
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Oct. 13, 2009

Dear Chairman Hanson, Mr. Alfandre, Ms. Cryor, Ms. Presley & Ms. Wells-Harley,

I am writing concerning the plat approval of Piedmont Crossing (Preliminary Plan 1-02022) and the transfer to MNCPPC of the LOS meadow adjacent to the Town of Washington Grove.

The Planning Board's original decision to designate the meadow as a LOS property recognized that its value is rooted in its relationship to the town. The protection of a historic resource, Washington Grove, and the preservation of the town's rural context on its most vulnerable border-- those are the reasons the field was included in the LOS master plan. That is why the town was able to negotiate with the developer to leave those acres open while increasing the density of houses on the remaining property.

Although intent on its preservation, residents understand that the benefit accrues not to us or to the town alone. It is difficult to overstate that Washington Grove is a treasure to be shared with all of the county and indeed the nation. It is difficult to repeat without sounding pompous and self-serving that the whole town is on the National Register of Historic Places. But it is and deservedly so.

Why are there no houses on that field today? For many years the town and MNCPPC worked in cooperation to make that happen. Somewhere along the line, I fear you as an agency lost sight of your original decision. Instead acquisition of the field has become the imperative and the original purpose lost.

Approval of the plat for Piedmont Crossing should occur through a public hearing not behind closed doors. Approval should assure the meadow remains open according to the original intent of LOS designation and the preliminary plan decision. In this time of such public contention and distrust of government, it would be a relief to see a public agency do the right thing, in accordance with its own prior determinations, arrived at after many public hearings, a large record and site visits. You are given the opportunity to protect the County's heritage and restore public trust with simple, open, and straightforward action.

Thank you for your attention to this matter

Sincerely,

David Stopak, PhD.

cc: Mayor Darrell Anderson
County Council Chair Phil Andrews

MCP-CTRACK

From: Miriam Bolotin [mbolotin@capaccess.org]
Sent: Tuesday, October 13, 2009 9:39 PM
To: MCP-Chair
Subject: plat for Phase I of the Piedmont Crossing

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OCT 14 2009

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

Dear Chairman Hanson:

I am writing to add my voice to those of my neighbors and of the Town of Washington Grove, regarding the impending approval of of the plat for Phase I of the Piedmont Crossing development. We are outraged!

We understood that there was to be an easement granted to MNCPPC for the 12-1/2 acres of the Legacy Open Space field. Now it appears that, despite all previous negotiations and discussions, a precipitous plat approval will grant MNCPPC ownership.

At the very least, we citizens are owed a public hearing about this land grab.

Yours,

Miriam Bolotin
354 Ridge Road
P.O. Box 321
Washington Grove, MD 20880-0321
301-977-7331

MCP-CTRACK

From: Meghan O'Connell [meg@thoughtandpossibility.com]
Sent: Wednesday, October 14, 2009 9:27 AM
To: MCP-Chair; Alfandre, Joe; Cryor, Jean; Presley, Amy; Marye.Wells@mncppc-mc.org
Subject: Piedmont Crossing Development Alert!

Dr. Royce Hanson, Chairman
Marye Wells-Harley
Jean Cryor
Joe Alfandre
Amy Presley

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0903
OCT 14 2009

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

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

October 10, 2009

Dear Mr. Hanson and Board Members:

I have **three requests**, but first the background: I have long been an admirer of Dr. Hanson all of you serving on the Planning Board. The work is more important now than ever before. Throughout all of the discussion about the matter of Piedmont Crossing and the LOS field adjoining Washington Grove, I have felt a level of respect for the Planning Board and so held a hope for transparency. I am, therefore, saddened and disappointed to learn the following:

The plat approval for Phase I of the Piedmont Crossing development (Toll) was submitted by Toll Brothers around September 18. It appears that the plat approval includes an outright transfer of the FEE to the LOS field to M-NCPPC. According to the approval of the Preliminary Plan and statements made by MNCPPC and Toll Brothers in court has been that MNCPPC would receive an EASEMENT. The current submission flies in the face of all that's been said publicly and jeopardizes the LOS designation which ironically is the reason the land is there in the first place.

My urgent requests:

1. I request that you delay any action on plat approval for Phase I of the Piedmont Crossing development and any fee transfer of the LOS meadow until there has been a public hearing. My second request is as a personal favor from someone who would like to be able to continue to admire you and the members of your board.

2. Please read the "Ethical Principles in Planning" from the APA website
www.planning.org/ethics/ethicalprinciples.htm

Some excerpts: The planning process must continuously pursue and faithfully serve the public interest. **Planning Process should:** Recognize the rights of citizens to participate in planning decisions • Strive to give citizens...full, clear and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs • Ensure that non-confidential reports, records that are available to decision-makers are also available to the public in a convenient format and sufficiently in advance of any decision • Pay special attention to the interrelatedness of decisions and the long-range consequences of present actions.

3. I request a **personal response** and your individual assurances that the public's role will be respected and that past agreements will be honored and that there will be no further attempts to railroad this through. I do not need an explanation, just correction. I would also like an apology.

Sincerely,

Meghan O'Connell
P.O. Box 606
Washington Grove, MD 20880
301-330-8275