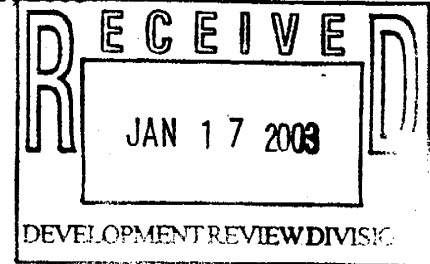


Shaojing Guo / Ping Liu
10737 Hunting Lane
Rockville, MD 20850

January 10, 2003

Mr. Malcolm Shaneman
Development Review Division
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910



Dear Mr. Shaneman:

We are the property owners of 10737 Hunting Lane, Rockville, MD 20850, the property adjacent to the area of "Pre-Preliminary Plan 7-03005, Potomac Country Corner". Fred Flaharty, the planning technician from the Dept. of Park & Planning, suggested that we contact you with concerns or questions regarding this plan.

We bought this property on July 24, 2002, and since then we have not received any information regarding this plan. A few days ago we found this information from the County web site. As the adjacent property owner, we would like to be included in further notifications regarding this plan, and we are very concerned about this plan.

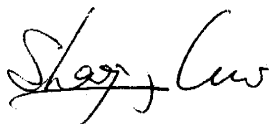
First, we are currently living in a quiet area with our two major bedrooms (facing the area where you plan to build), front yard and backyard facing the wooded area. It was this quiet environment that attracted us to this house, but this proposed town house community would dramatically change our living environment. For instance, according to the proposed plan, two of our bedrooms will be directly facing the community road, and our house will be at the corner of this road, which we expect would bring a lot of traffic and noise. We don't know if the new community developers have addressed this issue in their detailed pre-preliminary plan submitted to you. Have there enough buffering been planned in between the road and our boundary line?

Secondly, we noticed that one of the two community entrances is just next to our property, which will cause lots of traffic in front of our property – due to the fact that the entry from Darnstown Road to Hunting Lane is one-way. We would like the community developer to consider closing the entrance next to our property, and open the entrance to Darnstown Road if they think one entrance for this community is not enough.

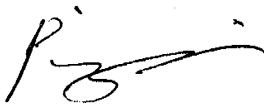
Thirdly, the location of our house on our property doesn't seem to be right in the drawings in the pre-preliminary plan. We think it is much closer to the boundary line of our property at the side adjacent to the planned community, as you can see from the attached copy of our property drawing.

Above are the concerns we have at the moment. We are first-time home owners, and there may still be concerns that we are unaware of. We would like to be involved as much as possible with the planning of this new community as it directly affects our way of living. We appreciate the Planning Board taking our concerns into consideration. Thank you very much for your time and assistance.

Sincerely,



Shaojing Guo



Ping Liu

Weaver, Richard

Item #9

From: Marhamati, Ray [Ray_Marhamati@mcpsmd.org]
Sent: Tuesday, October 14, 2003 9:29 AM
To: lstarkloff@sha.state.md.us
Cc: councilmember.andrews@montgomerycountymd.org; gcooke@sha.state.md.us; Shaneman, Malcolm; Weaver, Richard; thassett@themgmtgroup.com; dberman100@aol.com; jdeligi@erols.com; kbarr@reedsmith.com; r_tsai@hotmail.com; sarobins@lerchearly.com
Subject: Darnestown Rd & MD 28 Intersection- Proposed Potomac Country Corner

Mr. Starkloff,

Per our recent conversation and your request, the following is a description of serious deficiencies on the road modification commencing at the subject intersection. The heart of the problem for our community is the access road to and from the proposed "Potomac Country Corner" (PCC) development located at the corner of Hunting Lane and Darnestown Road.

I am a resident, and a member of the Board of Directors, of Hunting Woods HOA located on the South-East corner of the MD 28/Key West & Darnestown Road Intersection, directly behind PCC. The main access to Hunting Woods (HW) Community, which comprised of 196 single family and town homes, is via Yearling Drive off Darnestown Rd. The other main access is Nolan Drive that intersects with both Travilah Rd on the east and the tail end of Hunting Lane on the west. Nolan Dr is narrow and densely populated with cars for over 100 townhouses and single family homes. There are 4-way stop signs at the corner of Yearling & Nolan Drives where a tot lot is located. However, this is a trouble spot for our community due to cars speeding through this dangerous intersection sometimes without slowing down or stopping.

Due to high speed traffic on Darnestown Rd and difficulties of getting out of our community, for several years we have repeatedly asked the County to install traffic lights at the entrance to the community, as well as speed bumps on Yearling & Nolan Drives. Unfortunately todote, our requests were brushed aside and the traffic on these streets remain dangerously unmanaged.

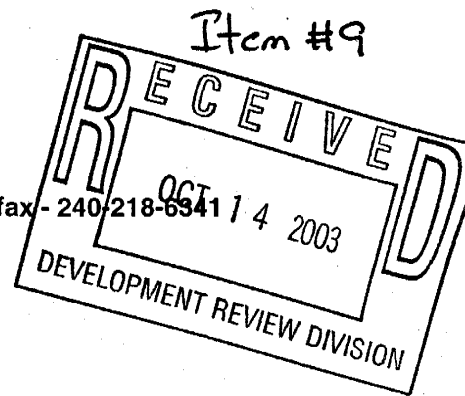
Now, regarding the PCC development, which is proposed to include 29 townhouses in a small parcel of land, our Community was only notified recently by Park & Planning Commission. For the first time, on October 2, 2003 several Board members and residents were able to testify in a hearing and voice our concerns against this development before the Commission. Additionally, a petition signed by more than 114 homeowners in the area was presented to the Commission to reiterate our opposition. Fortunately, based on these and other concerns that were raised at the Hearing, the Commission's decision was postponed.

H) 301-738-9449

C) 301-674-5240

Tom and Crystal Loggia

14601 Pommel Drive
Rockville, Maryland
20850, USA
tel. work - 301-228-6436, fax - 240/218-6341



October 7, 2003

Subject: Public Hearing – Subdivision Plan and Site Plan Review
Name of Plan: Potomac Country Corner
Subdivision File Number: 1-03086
Site Plan File Number: 8-03033, Number of Lots: 29
Number/Type of Proposed Unit(s): 29 one family detached units, including 22 TDRs
Current Zoning: R-200/TDR-10, Acres: 3.93
Location: South quadrant, of the intersection of Darnestown Road and Hunting Lane Master Plan Area, PA-24

To: Mr. Malcolm Shaneman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760
Fax: 301-495-1306

Dear Mr. Shaneman,

I am a resident of the Hunting Woods subdivision, which will be impacted severely by this new construction. Therefore please accept this letter as my family's written protest against this new construction. Unfortunately, I have been out of town on business, so I could not attend the hearing in person.


Our reasons for protesting are as follows:

1. Our subdivision is already congested with many homes and cars going through the neighborhood. The proposed new construction will add 29 more single family units, which will further add to the congestion and increased safety fears for our children.
2. The planning board has already approved many new residential and commercial construction permits in the near vicinity; such as the 5-storey Human Genome Sciences headquarter complex on Darnestown and the 2-storey medical buildings in front of our subdivision. All these buildings will bring a great deal of traffic on Darnestown, Travilah and through our community. In our last civic association meeting we all raised our concern again about the traffic congestion and safety to our children.
3. This new construction within a small area will also require that even more trees be cut to make room for all these congested units. We have already lost many trees to close neighborhoods, such as Falls Grove and the nearby Human Genome Science head quarter building soon to be opened.
4. In addition, the noise level within our area will be increased as we continue to pack more people, cars, air conditioners, etc in a smaller area.

October 7, 2003

I hope the board will make the right decision to maintain our community as safe and environmentally friendly for our kids. We appreciate your interest and consideration to help us.

Sincerely,


Tom Loggia


Crystal Loggia

.cc Hunting Woods Homeowners Association – Board members

Memorandum

Date: October 2, 2003
To: Montgomery County Planning Board
From: Shaojing Guo, Ping Liu
Subject: Our concerns regarding Potomac Country Corner (Preliminary Plan 1-03086, Site Plan 8-03033)

We, the residents living in 10737 Hunting Lane, Rockville, MD 20850, share the same strong concerns with the residents living in Hunting Woods Community regarding the project for Potomac Country Corner. As the adjacent property owner, we also have much stronger concerns regarding the noise and privacy problems that the project will bring to us.

As the project currently designed, a major community road will be constructed along the north border of our property. In addition, the community does not provide direct access from Darnestown Road, which means most of traffic will be passing through the front of our house, and at least half of them will be using this community road next to our house. As you may or may not know, two of our major bedrooms will be just next to this community road, and along with noises from the traffic. Therefore, as the adjacent neighbor, we strongly ask the planning board and the project designer to consider the following items during this site plan review:

1. A buffer zone of at least 50 feet needs to be allocated between the boarder and the road.
2. Foresting or landscaping should be provided in this buffer zone. A row of evergreen tree need to be planted along most part of the border in order to mitigate the noise and provide the privacy screen. The trees should be at least 25 feet tall and be planted 6-8 feet apart.
3. The tree planting and landscaping must progress as the site plan finally approved, and should be provided before the construction started in order to mitigate the noise and impact on our normal life.
4. Alternatively, an access directly from Darnestown Road should be considered to reduce the traffic on Hunting Lane.

As first time home owner, we believe that there will be more concerns later during the plan being implemented. We reserve the rights for further concerns regarding this project and we strongly ask the planning board to consider our concerns and put them into writing as the requirement to the project. Thank you very much for your time and consideration. Your help on this matter are greatly appreciated.

R.M.

**HUNTING WOODS HOA PETITION
AGAINST THE PROPOSED
POTOMAC COUNTRY CORNER DEVELOPMENT**

Maryland National-Capital Park and Planning is planning on having a hearing on the proposed 29-unit development behind the old nursery just north of Hunting Woods on Darnestown Road. Unless we stop them, all these townhomes will be crammed onto a 3 acre lot on Hunting Lane at the end of Nolan Drive. The development is scheduled to include 29 townhomes and 73 parking spaces. The residents of these units will use Yearling Drive and Nolan Drive to get home because there is **no left turn** into their streets from Darnestown Road. While these townhomes are being built, large construction trucks will be barreling down Yearling Drive and Nolan Drive past the tot lot where all of our children play. The hearing is scheduled for Thursday, October 2nd at 8787 Georgia Avenue, in Silver Spring. Hunting Woods residents will be notified of the time of the hearing once it has been set. Please plan on attending if you are available. By signing this petition below, you are agreeing with the above objections and telling the Planning Commission that you as a law abiding tax payer, do not want this proposed development to be approved.

SignatureAddress

<u>Peggy Adams</u>	<u>10303 Yearling Dr Rockville MD 20850</u>	301-424-7518
<u>Paul Borman</u>	<u>10309 Yearling Dr. Rockville MD. 20850</u>	301 340-031
<u>Ray Mark</u>	<u>10249 Yearling Rockv. MD. 20850</u>	
<u>Fatima</u>	<u>10245 Yearling Dr, Rockv. Md, MD 20850</u>	
<u>Ali</u>	<u>10241 Yearling Dr. Rockville, MD, 20850</u>	
<u>Bessy Chan</u>	<u>22 Yearling Ct. Rockville, MD 20850</u>	
<u>Deanna</u>	<u>9 " " " "</u>	
<u>W. D. Dastom</u>	<u>6 Yearling Court, Rockville, MD 20850</u>	
<u>Sheri M. F.</u>	<u>2 Yearling Court, Rockville, MD 20850</u>	
<u>Ali</u>	<u>17 Yearling Ct. Rockville, MD 20850</u>	
<u>Chingyueh Lee</u>	<u>21 Yearling Ct. Rockville MD 20850</u>	
<u>Mehrad Dastom</u>	<u>10225 Yearling Dr., Rockville, MD 20850</u>	
<u>Steph</u>	<u>14704 Pinto Lane</u>	

Mitiguel	10208 Yearling Dr Rockville MD
Rough Spur	14725 Yearling Terr. Rockville MD
Alph	10226 Yearling Dr Rockville MD
Ally	10230 Yearling Dr. Rockville MD
Nannette Neal	10234 Yearling Dr., Rockville, MD
Jillmary J. Lee	EL EL LL "
Dorothy Jackson	14709 Pinto Sa Rockville MD
Ally Pius	14714 Pinto La Rockville MD
Bob	14713 Pinto La Rockville MD
Levay P. Jr	14708 PINTO LA Rockville, MD
Sean Magher	14631 Pinto La Rockville, MD
Old Tommas	14624 PINTO La, Rockville MD 20850
Pam Healy	14620 Pinto La Rockville, MD ²⁰⁸⁵⁰
Shing Ching	14604 PINTO Lan Rockville MD 20850
Nankelle	10105 chert Ct Rockville MD 20850
Erudell White	10104 Charist Ct Rockville MD 20850
R. O'Malley	14615 Pinto Lane Rockville, MD 20850
John Fitzgerald	14616 PINTO Ln Rockville MD 20850
Stef Sew	10729 Yearling Dr. Rockv. 20850
M. Marham	14644 Yearling Dr. Rockville, MD
Mary Swainovsky	10300 NOLAN DR Rockville MD 20850
Quella	14704 Yearling Terr Rockville MD 20850
Michelle Myers	1257 Nolan Dr Rockville MD 20850

Ron

**HUNTING WOODS HOA PETITION
AGAINST THE PROPOSED
POTOMAC COUNTRY CORNER DEVELOPMENT**

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Signature

Address

<u>Young Joo Baik</u>	<u>14713 yearling Terr. Rockville MD 20850</u>
<u>[Signature]</u>	<u>10306 Nolan Dr. Rockville, MD 20850</u>
<u>Alan Sumner</u>	<u>10308 Nolan Dr. Rockville MD. 20850</u>
<u>[Signature]</u>	<u>10302 Nolan Dr. Rockville, MD 20850.</u>
<u>Mary Better</u>	<u>10314 Nolan Dr. Rockville, Md</u>
<u>[Signature]</u>	<u>10312 Nolan Dr.</u>
<u>[Signature]</u>	<u>10318 NOLAN DR</u>
<u>[Signature]</u>	<u>10322 Nolan Dr.</u>
<u>[Signature]</u>	<u>14704 Yearling Terr</u>
<u>[Signature]</u>	<u>14703 Yearling Terr</u>
<u>[Signature]</u>	<u>14705 Yearling Terr.</u>
<u>[Signature]</u>	<u>14707 Yearly Terr.</u>
<u>Bry Wilder</u>	<u>14715 Yearling Terrace</u>

Sun Wong	14766 Yearling Terr
Karin Chen	14704 Yearling Terrace
Jungji	14702 Yearling Terr.
Jiemu	14700 Yearling Terr.
Nakano	14711 Yearling Terrace.
Ai Ping Wang	14721 Yearling Terrace.
Hu Henry	14725 Yearling Terrace
Jungok Park	14735 Yearling Terr.
Akbar Merchant	14739 Yearling Terr.
Chun Shang Man	14736 Yearling Terr.
Quan zhang	14734 Yearling Terr.
Young Lynn	10437 Nolan Dr
CS We Yewell	10441 Nolan Dr.
Harmon	10445 Nolan Dr.
Yujun Chen	10447 Nolan Dr
Emily	10452 Nolan Dr
Jeanne Lee	10444 Nolan Dr.
Karen Hatten	10442 Nolan Dr.
Chung in Shie	10438 Nolan Drive
Jarmovsky Yang	10432 Nolan Drive
Hindushee	10434 Nolan Dr
Qing Chen	10424 Nolan Dr.
Li-Lui Chan	10422 NOLAN DR.

Senhui Chen	10420 Nolan Drive, Rockville MD 20850
Ming	10412 Nolan Drive, Rockville MD 20850
Vladimir Sitotinin	10410 Nolan Drive, Rockville MD 20850
ANTON Gorikov	10408 Nolan Drive, Rockville MD 20850
Dae Yang Kim	10402 Nolan Dr. Rockville MD 20850
Jie Zhang	10301 Yearling Dr. Rockville MD 20850
John Frank	10209 Yearling Dr. Rockville, MD 20850
B. Rosenstein	10222 Yearling Dr. Rockv.
Peggy Weldon	14715 Yearling Terr " "
Michael	14703 Yearling Terr. " "
Seena Brenner	14730 Pommel Dr. Rockville 20850
Jin Park Delig	14608 Pintl Lane Rockville MD 20850
Diana Miret	10701 Hunting Ln. Rockville MD 20850
MM	10705 Hunting Ln. " " "
MM	10709 Hunting Ln. " " "

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Signature

Address

Low Marquardt

10313 Yearling Dr.

Beth Davidson

10317 Yearling Dr.

Leo Bugman

" "

Eric Luot

10319 Yearling Dr.

Joseph West

10321 Yearling Drive

Hekyne Hetenkap

10322 Yearling Drive

Wendy McKeely

10320 Yearling Drive

John Nidwary

10316 Yearling Drive

16 →

10312 Yearling Dr.

Karen M. Kirby

14741 Pommel Dr.

Gene Barney

14737 Pommel Dr.

John Pommel

14729 Pommel Dr.

Randy Mack

14733 Pommel Dr.

~~Charles J. Smith~~ 14720 Pommel Drive
~~Charles~~ 14717 Pommel Dr.
Kyung Nam Lee 14719 Pommel Dr.
~~Sam Cross~~ 14710 Pommel Dr.
Shih-Chao Chen 14635 Pommel Dr.
Eric Evans 14627 Pommel Dr.
~~Melvin~~ 14623 Pommel Dr.
Drew Beaman 10359 Yearling Dr.