CHURCHILL
GROUP
A HOMETOWN TRADITION

May 16, 2006

City of Gaithersburg
31 South Summit Ave.
Gaithersburg, MD 20877-2098
Attention: Ms. Caroline H. Seiden
Mr. Greg Ossant

Re: The Vistas School Capacity

Dear Caroline and Greg:

Please find attached the school summary sheets for Diamond Elementary, Lakelands Park Middle School and Northwest High School.

In brief:

1. Diamond Elementary has a capacity of 511 and a projected attendance of 420 for the 2008-9 school year.
2. Lakelands Park has a capacity of 1120 and a projected attendance of 800 for the 2008-9 school year
3. Northwest has a current capacity of 1,566 but is being increased to 2,228, the 2008-9 projected attendance is 2099.

We are awaiting additional confirmation from the school system and will forward same to you upon receipt.

In the meanwhile should you have any questions please feel free to contact me at 240-243-1000 ext. 110 or by email at BWogatske@ChurchillBuilders.com.

Sincerely,

William J. Wogatske
Vice President Land Acquisition and Development

cc: Mr. David Humpton, City Manager

RECEIVED
MAY 16 2006
PLANNING COMMISSION
GAITHERSBURG, MD

5 Choke Cherry Road • Suite 360 • Rockville, Maryland 20850
240.243.1000 • 240.243.0715 fax
www.ChurchillBuilders.com

PENGAD 800-631-6989
JOINT EXHIBIT
#71
SDP-04-001

Diamond Elementary School - #570

Principal: Ms. Carol Lange
Community Supt: Dr. LaVerne G. Kimball
School Hours: 9:15 - 3:30
Feeder Schools:

4 Marquis Drive Gaithersburg, MD 20878
www.mcps.k12.md.us/schools/diamondes/

Office Phone: (301) 840-7177
Fax Number: (301) 840-4506
Cluster Name: Northwest, Q.Orchard
Receiving Schools: Lakelands Park, Ridgeview

2005-2006 Enrollment = 405

	% Total	% Gender		% Racial/Ethnic Composition				
		Female	Male	Afr Am	Am Ind	Asian	Hisp	White
All Students		**41.5**	**58.5**	**11.6**	**0.7**	**26.7**	**13.6**	**47.4**
SPED	**16.3**	3.5	12.8	3.0	0.0	2.0	1.7	9.6
ESOL	**9.6**	3.0	6.7	0.0	0.0	3.2	5.7	0.7
FARMS	**17.5**	5.2	12.3	4.7	0.0	1.7	4.9	6.2

Enrollment by Grade

	Number	Percent
Pre K	0	0.0
Half-Day K	0	0.0
Full-Day K	63	15.6
Grade 1	68	16.8
Grade 2	66	16.3
Grade 3	73	18.0
Grade 4	64	15.8
Grade 5	71	17.5
Grade 6	0	0.0
Total	405	

Students with Disabilities Least Restrictive Environment (LRE)

Percent of Instructional Time Outside a General Education Class

	Less than 21%	Between 21% and 60%	More than 60%
All SPED Students	70.8	0.0	29.2

Other Participation

Students now or have in the past received FARMS = 24.0%
Mobility Rate (Entrants + Withdrawals) * = 20.2%
Attendance Rate * = 95.8%
Suspension Rate * = 0.2%

School Programs

Full-Day Kindergarten
Asperger's/Autism Classes
Elementary Home School Model

Maryland School Assessment Overall Adequate Yearly Progress *: Met

	% Proficient		Participation Rate	
	Math	Reading	Math	Reading
All Students	Met	Met	Met	Met
African American	Met	Met	na	na
American Indian	--	--	--	--
Asian American	Met	Met	na	na
Hispanic	Met	Met	na	na
White	Met	Met	Met	Met
SPED	Met	Met	na	na
ESOL	Met	Met	na	na
FARMS	Met	Met	na	na

Attendance Rate: Met

Maryland School Assessment Proficiency Rate*

	Grade 3		Grade 4		Grade 5	
	Math	Reading	Math	Reading	Math	Reading
All Students	97.2	94.4	89.2	83.8	96.3	96.3
African American	83.3	83.3	76.9	76.9	100.0	100.0
American Indian						
Asian American	95.0	95.0	100.0	94.7	100.0	100.0
Hispanic	100.0	100.0	42.9	57.1	88.9	77.8
White	100.0	94.9	97.1	85.7	94.9	97.4
Female	95.1	92.7	96.8	96.8	100.0	100.0
Male	100.0	96.7	83.7	74.4	93.8	93.8
SPED	100.0	100.0	80.0	70.0	94.7	89.5
ESOL						
FARMS	90.0	90.0	66.7	77.8	92.9	92.9

* 2004-2005 School Year Data

Diamond Elementary School - #570

Grade 2 Comprehensive Test of Basic Skills *						
Percent at or above the 50th National Percentile						
	Reading	Language	Language Mechanics	Mathematics	Math Computation	Composite Index
All Students	72.2	76.4	70.4	91.5	94.3	80.9
African American	60.0	70.0	60.0	90.0	87.5	72.9
American Indian						
Asian American	84.2	100.0	84.2	89.5	94.7	90.5
Hispanic	25.0	37.5	50.0	75.0	100.0	57.5
White	79.4	76.5	69.7	97.0	94.1	83.3
Female	78.6	89.3	71.4	89.3	96.3	84.9
Male	68.2	68.2	69.8	93.0	93.0	78.3
SPED	84.6	61.5	66.7	91.7	90.9	78.7
ESOL						
FARMS	66.7	50.0	66.7	66.7		60.7

Staff Diversity								Classes Taught by Highly Qualified (HQ) Teachers *		
	% Racial/Ethnic Composition					% Gender				
	Afr Am	Am Ind	Asian Am	Hispanic	White	Male	Female	Number of Classes	% HQ	% Not HQ
Professional	5.4	0.0	5.4	2.7	86.5	5.4	94.6			
Supporting Services	22.7	0.0	13.6	4.5	59.1	18.2	81.8	63	95.2	4.8

Class Size/Staff Ratio

Student/Instructional Staff Ratio = 8.5

Average Class Size Kindergarten = 20.3

Grades 1 to 3 = 22.1 Grades 4 to 5 = 20.5

Years Experience of Professional Personnel		
Less Than 5 Years	5-15 Years	More Than 15 Years
21.6	29.7	48.6

Staff Positions

Professional		Supporting Services	
Administrative		Instructional Support	
Principal	1.000	Paraeducators	
Assistant Principal		Regular	1.000
Principal Intern		Special Education	10.501
Administrative Total	1.000	Teacher Assistant	
Teachers		Media Assistant	0.500
Kindergarten	3.000	Instructional Data Assistant	0.625
Classroom	15.000	**Instructional Support Total**	12.626
Staff Development	1.000		
ESOL	1.000	Other Support	
Reading	2.000	Administrative Secretary	1.000
Physical Education	1.000	Secretary	1.000
Art	1.000	Parent/Community Coord	
Music	1.000	Lunch Hour Aide	1.000
Instrumental Music	0.300	**Other Support Total**	3.000
Preschool			
Special Education:		Building Services	
Classroom	5.500	Manager	1.000
Resource Program	1.000	Leader	1.000
Teachers Total	31.800	Worker	1.500
Other Professional		Plant Equipment Operator	
Counselor	1.000	**Building Services Total**	3.500
Media Specialist	1.000		
Spec Ed Related Services	1.000		
Other Professional Total	3.000	Food Services	1.000
Total Professional	35.800	**Total Supporting Services**	20.126

Facilities Data

Original Construction Date	Year Renovated/ Modernized	Site Size in Acres	Gym	Joint Occupancy	Relocatable Classrooms
1975		10.0	Yes	1	0

Core Facility Teaching Stations

Total	Grades 1-6	Support A/M/R	Pre K	Kindergarten	Special Education
29	18	4	0	3	4

Capacity/Enrollment Projections

Current Capacity	Future Capacity	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
[illegible]	[illegible]	[illegible]	419	430	419	426	406

School Operating Costs

Professional Salaries	$2,506,205
Supporting Services Salaries	$679,847
Substitutes/Stipends	$65,194
Employee Benefits	$732,303
Instructional Supplies/Support	$95,225
Facility Costs	$208,641
Total Allocated Cost	**$4,287,415**

* 2004-2005 School Year Data

Lakelands Park Middle School - #522

Principal: Mr. Joseph Sacco
Community Supt: Dr. LaVerne G. Kimball
School Hours:
Feeder Schools: Brown Station, Carson, Darnestown, Diamond

1200 Main Street Gaithersburg, MD 20878
www.mcps.k12.md.us/schools/lakelandsparkms/

Office Phone: (301) 670-1400
Fax Number: (301) 840-2832
Cluster: Northwest, Quince Orchard
Receiving Schools: Northwest, Quince Orchard

2005-2006 Enrollment = 541

	% Total	% Gender		% Racial/Ethnic Composition					Enrollment by Grade		
		Female	Male	Afr Am	Am Ind	Asian	Hisp	White		Number	Percent
All Students		**45.5**	**54.5**	**17.9**	**0.6**	**10.9**	**15.5**	**55.1**	Grade 6	261	48.2
SPED	**17.9**	6.5	11.5	3.9	0.0	1.3	3.5	9.2	Grade 7	280	51.8
ESOL	**4.8**	2.2	2.6	0.6	0.0	0.6	3.3	0.4	Grade 8	0	0.0
FARMS	**20.7**	7.9	12.8	7.6	0.0	0.7	6.8	5.5	Total	541	

Students with Disabilities Least Restrictive Environment (LRE)

	Percent of Instructional Time Outside a General Education Class		
	Less than 21%	Between 21% and 60%	More than 60%
All SPED Students	71.9	3.1	25.0

Other Participation

Students now or have in the past received FARMS = 31.6%

Mobility Rate (Entrants + Withdrawals) * =

Attendance Rate * =

Suspension Rate * =

School Programs

Extensions
Learning and Academic Disabilties
School/Community-Based

Maryland School Assessment Overall Adequate Yearly Progress *:

	% Proficient		Participation Rate	
	Math	Reading	Math	Reading
All Students				
African American				
American Indian				
Asian American				
Hispanic				
White				
SPED				
ESOL				
FARMS				
Attendance Rate:				

Maryland School Assessment Proficiency Rate*

	Grade 6		Grade 7		Grade 8	
	Math	Reading	Math	Reading	Math	Reading
All Students						
African American						
American Indian						
Asian American						
Hispanic						
White						
Female						
Male						
SPED						
ESOL						
FARMS						

*** 2004-2005 School Year Data**

Lakelands Park Middle School - #522

Algebra and Geometry Completion Rate *				
	Algebra Completion			Geometry Completion
	Grade 6	Grade 7	Grade 8	Grade 8
All Students				
African American				
American Indian				
Asian American				
Hispanic				
White				
Female				
Male				
ESOL				
FARMS				
SPED				

Staff Diversity								Classes Taught by Highly Qualified (HQ) Teachers *		
	% Racial/Ethnic Composition					% Gender				
	Afr Am	Am Ind	Asian Am	Hispanic	White	Male	Female	Number of Classes	% HQ	% Not HQ
Professional	9.4	0.0	7.5	3.8	79.2	24.5	75.5			
Supporting Services	17.1	0.0	12.2	12.2	58.5	26.8	73.2			

Class Size/Staff Ratio
Student/Instructional Staff Ratio = 8.6
Average Class Size (English) = 24.5
Average Class Size (Other) = 24.3

Years Experience of Professional Personnel		
Less Than 5 Years	5-15 Years	More Than 15 Years
22.6	54.7	22.6

Staff Positions

Professional		Supporting Services	
Administrative		Instructional Support	
Principal	1.000	Paraeducators	
Assistant Principal	1.000	Regular	0.500
Student Support Specialist	1.000	Special Education	14.061
Magnet/Special Program Coordinator		Technical Support	1.000
		Teacher Assistant	
Administrative Total	3.000	Media Assistant	1.000
		Instructional Data Assistant	0.875
Teachers		**Instructional Support Total**	17.436
Classroom	21.600		
Resource	8.000	Other Support	
Staff Development	1.000	Administrative Secretary	1.000
ESOL	1.500	School Financial Assistant	1.000
Alternative	1.000	Secretary	2.250
Reading	1.000	Media Services Technician	
Special Education:		Security Assistant	1.000
Classroom	5.700	Lunch Hour Aide	1.000
Resource Program	1.000		
		Other Support Total	6.250
Teachers Total	40.800		
		Building Services	
Other Professional		Manager	1.000
Counselor	2.000	Leader	1.000
Media Specialist	1.000	Worker	5.500
Spec Ed Related Services	2.000	Plant Equipment Operator	1.000
Other Professional Total	5.000	**Building Services Total**	8.500
		Food Services	2.688
Total Professional	48.800	**Total Supporting Services**	34.874

Facilities Data				
Original Construction Date	Year Renovated/ Modernized	Site Size in Acres	Joint Occupancy	Relocatable Classrooms
2005		8.1	0	0

Core Facility Teaching Stations			
Total	Regular Education	Support Rooms	Special/Alt Education
54	48	0	6

Capacity/Enrollment Projections							
[redacted]							2011-12
1,120	1,120	783	786	800	766	789	833

School Operating Costs	
Professional Salaries	$3,158,381
Supporting Services Salaries	$1,115,359
Substitutes/Stipends	$100,160
Employee Benefits	$1,079,123
Instructional Supplies/Support	$947,617
Facility Costs	$252,691
Total Allocated Cost	**$6,653,331**

*** 2004-2005 School Year Data**

Northwest High School - #246

Principal: Ms. Sylvia Morrison
Community Supt: Dr. LaVerne G. Kimball
School Hours: 7:25 - 2:10
Feeder Schools: Clemente, Kingsview, Ridgeview

13501 Richter Farm Road Germantown, MD 20874
www.mcps.k12.md.us/schools/northwesths/

Office Phone: (301) 601-4660
Fax Number: (301) 601-4662
Cluster Name: Northwest

2005-2006 Enrollment = 1,962

	% Total	% Gender		% Racial/Ethnic Composition					Enrollment by Grade		
		Female	Male	Afr Am	Am Ind	Asian	Hisp	White		Number	Percent
All Students		**49.8**	**50.2**	**28.4**	**0.3**	**17.0**	**13.9**	**40.4**	Grade 9	545	27.8
SPED	**11.2**	4.3	6.9	4.5	0.0	0.8	1.4	4.5	Grade 10	524	26.7
ESOL	**0.4**	0.3	0.2	0.1	0.0	0.1	0.3	0.0	Grade 11	475	24.2
FARMS	**14.3**	6.9	7.4	7.2	0.1	1.1	4.2	1.6	Grade 12	418	21.3
									Total	1,962	

Students with Disabilities Least Restrictive Environment (LRE)

Percent of Instructional Time Outside a General Education Class

	Less than 21%	Between 21% and 60%	More than 60%
All SPED Students	42.5	16.9	40.6

Other Participation

Students now or have in the past received FARMS = 41.6%

Mobility Rate (Entrants + Withdrawals) * = 10.9%

Graduation Rate * = 95.3%

Attendance Rate * = 95.1%

Dropout Rate * = 0.8%

Suspension Rate * = 4.0%

School Programs

Ulysses Project Experience
Emotional Disabilities
Learning and Academic Disabilities
Career Pathway Programs
Academy of Biotechnology

Maryland School Assessment Overall Adequate Yearly Progress *: Met

	% Proficient		Participation Rate	
	Math	Reading	Math	Reading
All Students	Met	Met	Met	Met
African American	Met	Met	Met	Met
American Indian	na	--	na	--
Asian American	Met	Met	Met	Met
Hispanic	Met	Met	Met	Met
White	Met	Met	Met	Met
SPED	Met	Met	Met	Met
ESOL	Met	Met	na	na
FARMS	Met	Met	Met	Met
Graduation Rate: Met				

Maryland School Assessment Proficiency Rate *

	Geometry	English II
All Students	55.7	68.9
African Am.	31.5	53.3
Am. Indian		
Asian	75.7	79.7
Hispanic	33.4	52.8
White	72.6	81.2
Female		
Male		
SPED	29.6	17.0
ESOL		
FARMS	40.4	53.8

Maryland High School Assessment Pass Rate *

	Algebra	Biology	English II	Government
All Students	49.5	65.8	68.8	80.5
African American	33.3	44.6	53.3	66.7
American Indian				
Asian American	63.3	86.8	79.7	91.3
Hispanic	59.6	49.1	52.7	70.6
White	56.8	77.8	81.2	89.4
Female	53.1	69.3	75.1	85.0
Male	46.5	62.4	62.7	76.2
SPED	18.4	21.7	17.0	40.9
ESOL				
FARMS	37.1	50.9	53.8	67.3

*** 2004-2005 School Year Data**

Northwest High School - #246

Algebra and Geometry Completion Rate and Honors/AP Enrollment *

	Algebra Completion	Geometry Completion		Honors/AP Enrollment
	Grade 9	Grade 9	Grade 10	
All Students	82.4	34.5	77.6	65.7
African American	70.8	16.9	64.4	47.7
American Indian				
Asian American	96.6	57.3	94.2	82.7
Hispanic	72.5	13.8	67.9	53.6
White	88.2	44.8	84.2	75.6
Female	86.2	36.8	77.9	72.1
Male	78.9	32.4	77.4	59.0
ESOL				
FARMS	67.3	13.3	60.7	36.1
SPED	63.8	4.3	53.6	21.5

Staff Diversity

	% Racial/Ethnic Composition					% Gender		Classes Taught by Highly Qualified (HQ) Teachers		
	Afr Am	Am Ind	Asian Am	Hispanic	White	Male	Female	Number of Classes	% HQ	% Not HQ
Professional	13.6	0.8	1.6	1.6	82.4	32.0	68.0	404	75.5	24.5
Supporting Services	19.7	0.0	11.5	9.8	59.0	41.0	59.0			

Years Experience of Professional Personnel

Less Than 5 Years	5-15 Years	More Than 15 Years
24.8	42.4	32.8

Average SAT Scores * (80.9% Tested)

	School	County	National
Math	516	560	520
Verbal	504	541	508
Total **	1020	1102	1028

Class Size/Staff Ratio

Student/Instructional Staff Ratio = 14.6

Average Class Size: English = 26.9 Other = 28.3

Advanced Placement Tests *

Number of Students	Number of Exams	N of Scores 3 or Higher	% of Scores 3 or Higher
315	613	460	75.0

Postsecondary Education Plans *

College/Training	Employment	Military	College/Employment
75.1%	3.7%	2.2%	17.4%

High School Academic Attainment Categories *

College Rigorous	College Ready	College/Career Capable	Minimally Prepared
35.8%	22.6%	25.2%	16.4%

Staff Positions

Professional		Supporting Services	
Administrative		**Instructional Support**	
Principal	1.000	Paraeducators	
Assistant Principal	3.000	Regular	1.000
Student Support Specialist		Special Education	9.500
Magnet/Special Program Coordinator		Technical Support	1.000
		English Composition Assistant	2.625
Administrative Total	4.000	Career Information Coordinator	1.000
		Media Assistant	2.500
		Teacher Assistant	
Teachers		**Instructional Support Total**	17.625
Classroom	84.700		
Resource	9.000	**Other Support**	
Staff Development	1.000	Business Manager	1.000
Athletic Director	1.000	Administrative Secretary	1.000
ESOL		Registrar	1.000
Alternative	1.000	School Financial Assistant	1.000
Career/Technical Ed	0.500	Secretary	6.000
Special Education:		Media Services Technician	1.000
Classroom	8.000	Security Team Leader	1.000
Resource Program	2.000	Security Assistant	3.000
		Student Monitor	1.000
Teachers Total	107.200	**Other Support Total**	16.000
Other Professional		**Building Services**	
Counselor	7.000	Manager	1.000
Media Specialist	1.000	Leader	1.000
Spec Ed Related Services	1.800	Worker	12.500
		Plant Equipment Operator	1.000
Other Professional Total	9.800	**Building Services Total**	15.500
		Food Services	3.375
Total Professional	121.000	**Total Supporting Services**	52.500

** The combined SAT score may differ by 1 point because of rounding

Facilities Data

Original Construction Date	Year Renovated/ Modernized	Site Size in Acres	Joint Occupancy	Relocatable Classrooms
1998		34.6	0	10

Core Facility Teaching Stations

Total	Regular Education	Support Rooms	Special/Alt Education
72	67	0	5

Capacity/Enrollment Projections

Current Capacity	Future Capacity	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
[redacted]							

School Operating Costs

Professional Salaries	$8,020,137
Supporting Services Salaries	$1,869,682
Substitutes/Stipends	$530,485
Employee Benefits	$2,365,469
Instructional Supplies/Support	$646,830
Facility Costs	$804,429
Total Allocated Cost	**$14,237,032**

* 2004-2005 School Year Data

The Vistas, SDP-04-001– Issues
5/16/06

Traffic/Parking

1. Eliminate median break on Orchard Ridge Drive – right-in/right-out only

2. Traffic calming (raised crosswalk) to be included at intersection of Winter Walk and Orchard Ridge Drive

3. Provide on-street parking on Orchard Ridge Drive

4. Inadequate access to driveways/garages from alleys on units 33, 34, 47, and 79 – these units should be either eliminated, or shifted in conjunction with the elimination of other units in each stick that are in the forested buffer (see Forest Conservation comments below) and also need to be eliminated to punch alleys through to main street

5. Driveway conflicts behind units 73/74 and 66/67 – eliminate one driveway parking space in each of these units

6. Alleys behind unites 47 through 58 and 80 through 88 should be punched through to the main street

7. Road sections required for SDP

8. Parking for condominiums should be counted at 2 per unit – adjust parking chart accordingly

9. Identify public versus private streets

Forest Conservation Plan

1. Units 57, 58, 87, 88, their turnarounds, and the SWM are all located in the 50' forested buffer that is identified on the QOP Forest Conservation Master Plan. The intent of this 50' buffer is to provide a landscaped barrier between the development and the CCT and to satisfy forest conservation requirements. At the very least, the units, turnaround, and roadway (if alleys connect) need to be completely moved out of this buffer.

2. There should be landscaping to buffer units 1, 2, 80-88 from the SWM pond and sand filter. Landscaping is this area and around the pond (excluding dam banks) may count towards afforestation.

PENGAD 800-631-6989
JOINT EXHIBIT
#72
SDP-04-001

3. The FCP considers the entire 1.16 acres of park as afforestation. However, this area is intended to serve as primarily open parkland to serve as a community amenity. This forest conservation credit should be reduced to reflect the fact that the area will not be planted.

4. The following landscaped areas (>35' wide) may count toward afforestation acreages as long as the planting density of the planting plan meets requirements (100-2'' trees per acre and 1/3 shrubs). These areas may have formal landscape design and be placed under a Category II Easement to allow mowing and maintenance. This will increase onsite afforestation.
    a. Interior island (excluding pathways and tot lots)
    b. Entrance areas by traffic circle
    c. Remove unit 33 (which does not have appropriate vehicle access) and expand landscape area.

5. Changes identified in comments 2, 3, and 4 will adjust the afforestation deficit from 1.87 acres. Staff will still have to work with the applicant to satisfy the forest conservation requirements.

6. Provide pathway connection between 66/67 and 53/54 to parkland and provide appropriate access to parkland (not ADA compliant).

7. Will street trees along Orchard Ridge and Winter Walk remain or be removed? The plan proposes inconsistent planting along these streets?

8. Noise study for Quince Orchard Road and proposed transit.

9. Category I forest conservation areas will require an invasive management plan.

Other Required Submittals

1. Master Plan Theme-Based Analysis

2. Submit SWM Concept Plan, with comps – this was submitted initially when the plan included multi-family housing – needs to be resubmitted for current plan

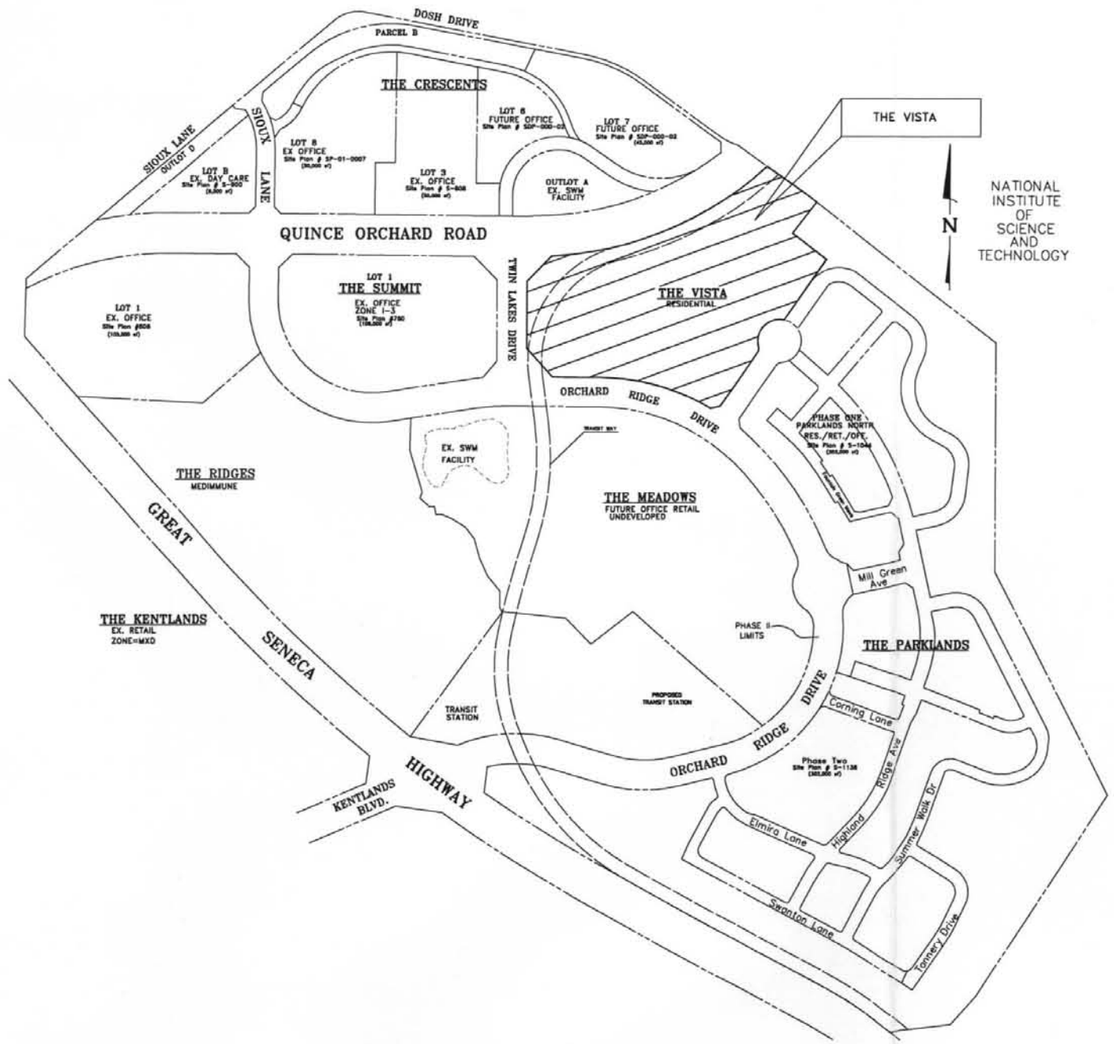
3. Show property owners of adjacent properties on plan

4. Location for Art in Public Places?

QUINCE ORCHARD PARK

THE VISTAS-PHASE I

RESIDENTIAL



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

SHEET INDEX

SHEET	1	COVER SHEET
	2	SITE PLAN
	3	CONCEPTUAL LANDSCAPE PLAN
	4	PRELIMINARY FOREST CON. PLAN

DEVELOPMENT DATA

Zone: MXD (Z-275)	
Proposed Use -	= Residential Development
Gross Site Area-	= 568,294 sf or 13.05 ac.
Site Area –Transit Way:	= 59,346 sf or 1.36 ac
Net Site Area :	= 508,948 sf or 11.68 ac.
Allowable Units -	= 75 - 125 units *

* Allowable Density within "The Vista's" per approved Sketch Plan (Z-275C)

Proposed Residential Units:	
Single Family Detached-	= 13 Units
Townhomes -	= 38 Units
Condos (2 over 2)	= 32 Units
Total -	**= 83 Units**

Green Area: Required – 40% or 203,579 sf (based on Net Site Area)
Provided – 54.0% or 274,785 sf (based on Net Site Area)

Building Coverage: 17.5% or 88,860 sf (based on Net Site Area)

SITE NOTES

1. Boundary information from field survey prepared by Macris, Hendricks and Glascock, P.A.
2. Topographic Information prepared by Macris, Hendricks and Glascock, P.A. by aerial photographic methods.
3. Water and sewer category W-1 and S-1 respectively.
4. Subject property does not contain 100-year flood plain area

Unit Type	Number of Units	Required Parking	Provided Parking on lot		Provided Parking off lot
SF Detached	13	26	Garage=	26	
			Driveway=	26	
			subtotal	52	33
Town House	38	95	Garage=	38	
			Driveway=	76	
			subtotal	114	45
Condo (2 over 2)	32	64	Garage=	32	
			Driveway=	32	
			subtotal	64	
Total	83	185		230	78
		Total Parking Provided =		308	

Note: SF require 2 parking spaces per unit
TH requires 2.5 parking spaces per unit
TH garges, 2 car is credited as 1.0 spaces

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SCHEMATIC DEVELOPMENT PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____
APPLICATION NO. SDP-04-001 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ (CONDITIONS
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

PEMCAD 800-631-6989

JOINT EXHIBIT #77
SDP-04-001

SDP-1

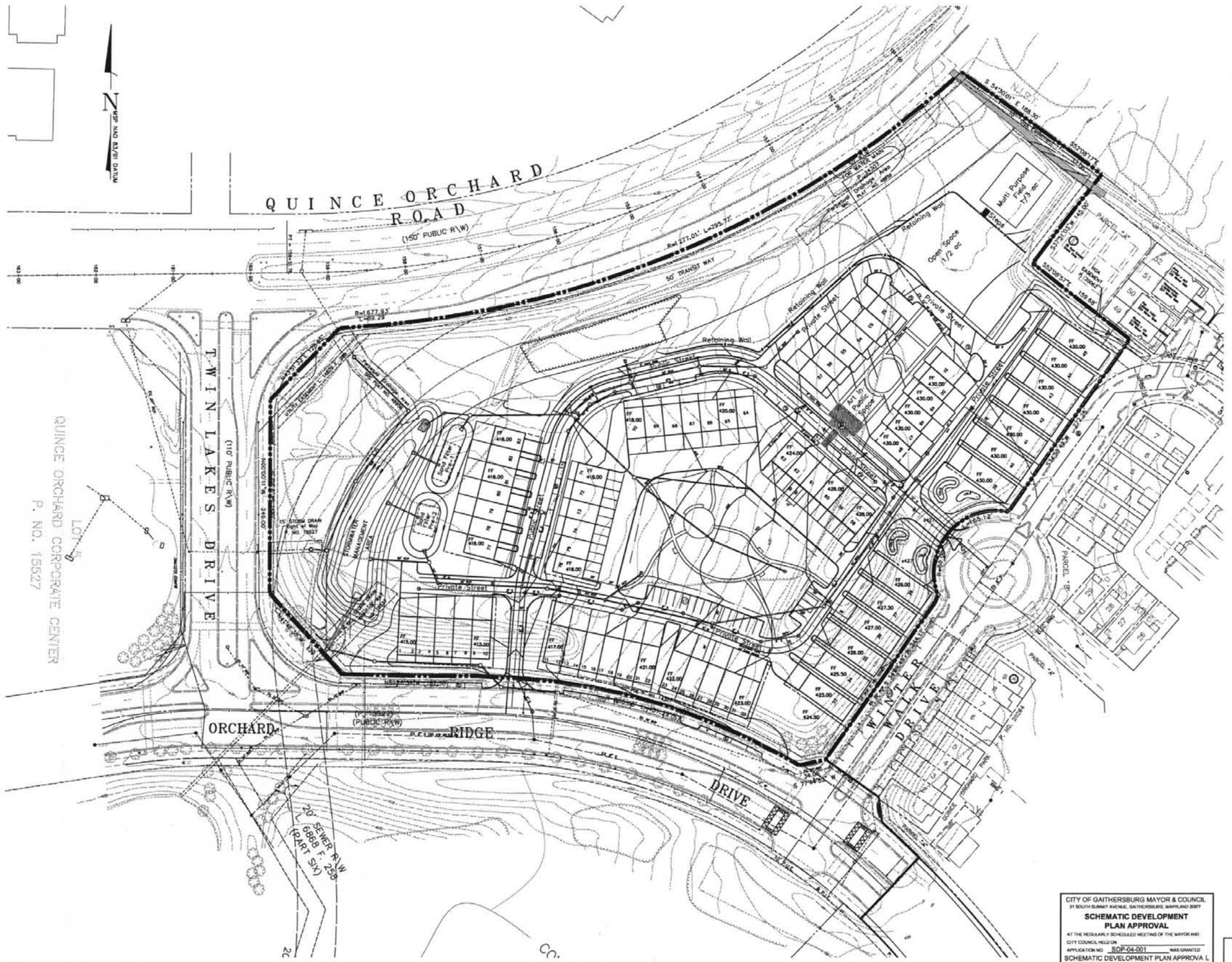
PREPARED FOR
CHURCHILL DEVELOPMENT CORPORATION
5 Choke Cherry Road, Suite 360
Rockville, MD 20850
PHONE: 240.243.1000
FAX: 240.243.0715
Mr. Bill Wogatske, Vice President

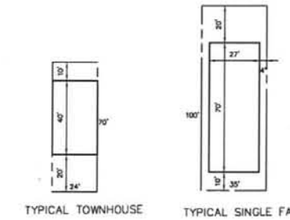
NO.	DATE	DESCRIPTION	BY

SCHEMATIC DEVELOPMENT PLAN
The Vista
QUINCE ORCHARD PARK
Part of Parcel A. Plat No. 14307
City of Gaithersburg–9th Election District–Montgomery County–MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

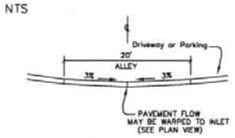
Proj. Mgr.	Designer
VSB	VSB
Date	Scale
7-25-2005	1"=200'
Project No.	Sheet
89-157.75	1 of 4



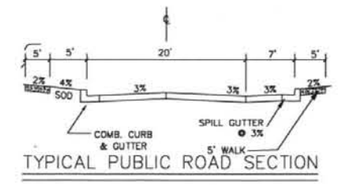


Typical Unit and Lot Size

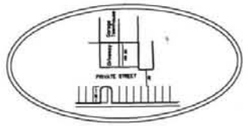
NTS

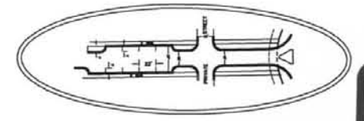


TYPICAL PRIVATE ROAD SECTION



TYPICAL PUBLIC ROAD SECTION





Typical Parking and Street Details

NTS

PENGAD 800-631-6989

JOINT EXHIBIT #78 SDP-04-001

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____
APPLICATION NO. SDP-04-001 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVA L
BY RESOLUTION _____ WITH _____ CONDITIONS.
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

NO.	DATE	DESCRIPTION	BY

SDP-2

SCHEMATIC DEVELOPMENT PLAN
The Vista

QUINCE ORCHARD PARK

Part of Parcel A – Plat No. 14307

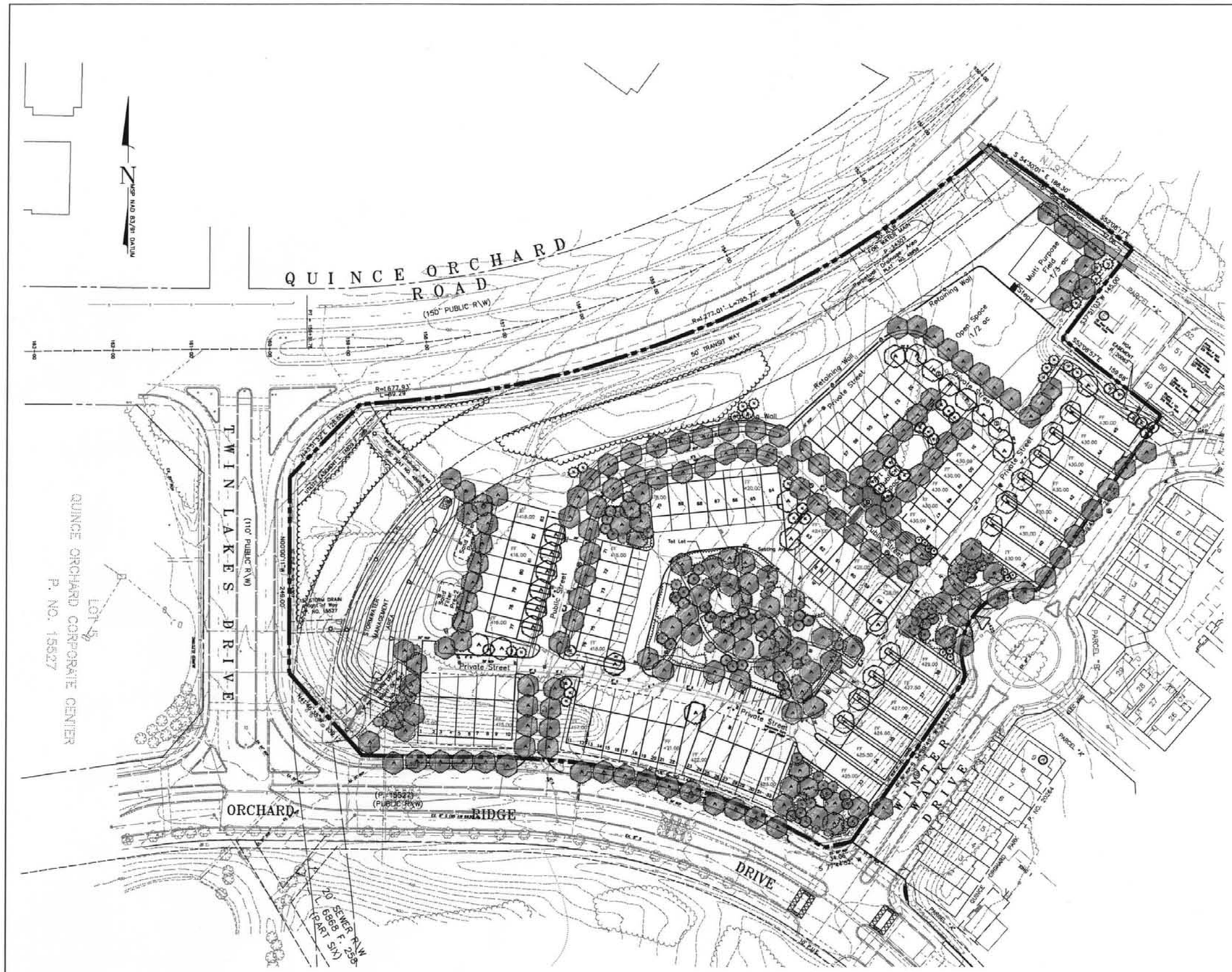
City of Gaithersburg–9th Election District–Montgomery County–MARYLAND

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
JAR	ABJ
Date	Scale
7-25-2006	1"=50'
Project No.	Sheet
89-157.73	2 of 4



LEGEND

- Proposed 3-4" Cal. Shade Tree
- Proposed 2-3" Cal. Ornamental Tree
- Proposed 6-8' Evergreen Trees
- Proposed Shrub Planting

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____
APPLICATION NO. SDP-04-001 WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____) CONDITIONS
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

JOINT EXHIBIT #79
SDP-04-001
PENGAD 800-631-6989

SDP-3

CONCEPTUAL LANDSCAPE PLAN
The Vista
QUINCE ORCHARD PARK
Part of Parcel A – Plat No. 14307
City of Gaithersburg–9th Election District–Montgomery County–MARYLAND

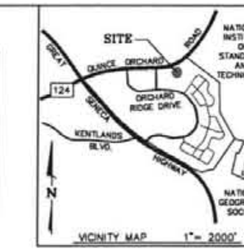
NO.	DATE	DESCRIPTION	BY

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
JAR	MDJ
Date	Scale
7-25-2006	1"=50'
Project No.	Sheet
89-157.73	3 of 4

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- LIMIT OF DISTURBANCE
- FOREST SAVED
- AFFORESTATION/ REFORESTATION
- FCP LANDSCAPE CREDIT AREAS
- TREE FOR FCP CREDIT
- PROPOSED TRANSIT ROW



FOREST CONSERVATION WORKSHEET
"THE VISTAS"

	ARA	MDR	IDA	HDR	MPD	CIA	5-Aug-02	
NET TRACT AREA:								
A. Total tract area							13.05	
B. Land dedication acres (parks, county facility, etc.)							0.00	
C. Land dedication for roads or utilities (not being constructed by this plan)							1.36	
D. Area to remain in commercial agricultural production/use							0.00	
E. Other deductions (specify)							0.00	
F. Net Tract Area =							11.69	
LAND USE CATEGORY: (from *Trees Technical Manual*) Input the number "1" under the appropriate land use, limit to only one entry.								
	0	0	0	0	1	0		
G. Afforestation Threshold					15%	x F =	1.75	
H. Conservation Threshold					20%	x F =	2.34	
EXISTING FOREST COVER:								
I. Existing forest cover =							4.47	
J. Area of forest above afforestation threshold =							2.72	
K. Area of forest above conservation threshold =							2.13	
BREAK EVEN POINT:								
L. Forest retention above threshold with no mitigation =							2.78	
M. Clearing permitted without mitigation =							1.71	
PROPOSED FOREST CLEARING:								
N. Total area of forest to be cleared =							3.66	
O. Total area of forest to be retained =							0.81	
PLANTING REQUIREMENTS:								
P. Reforestation for clearing above conservation threshold =							0.53	
Q. Reforestation for clearing below conservation threshold =							3.06	1
R. Credit for retention above conservation threshold =							0.00	
S. Total reforestation required =							3.59	1
T. Total afforestation required =							0.00	
U. Credit for landscaping (may not exceed 20% of "S") =							0.90	
V. Total reforestation and afforestation required =							2.69	

3.59 ACRES REFORESTATION REQUIRED

- 0.71 acres supplied through proposed planting
- 0.90 acres supplied through street tree plantings (100 3" cal. trees/acre x 0.90 = 90 shade trees)
- 1.27 acres supplied through landscape planting areas (Approx. 127 3" cal. trees/acre w/ 1/3 shurbs)
- 0.33 acres supplied through tree or supplemental forest plantings. May be on or off-site as deemed appropriate by city staff. (Approx. 33 3"cal. trees/acre)

- 3.21 acres Total

CITY OF GAITHERSBURG
31 SOUTH SUMMIT AVENUE
GAITHERSBURG, MARYLAND 20877
FCP APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT REVIEW TEAM HEREBY GRANTS APPROVAL OF FOREST CONSERVATION PLAN
FOR APPLICATION NO. CSP-
DATE ______ BY ______

JOINT EXHIBIT #80 SDP-04-001
PENGAD 800-631-6989

SDP-4

FOREST CONSERVATION PLAN
The Vista
QUINCE ORCHARD PARK
Part of Parcel A, Plat #14307
City of Gaithersburg-9th Election District- Montgomery County-Maryland

NO.	DATE	DESCRIPTION	BY

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
JAR	LEW
Date	Scale
7-25-2006	1"=50'
Project No.	Sheet
89-157.73	4 of 4

Perspective 1

CHURCHILL GROUP
A HOMETOWN TRADITION

The Vista

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JOINT EXHIBIT
#83
SDP-04-001

Perspective 2

CHURCHILL GROUP
A HOMETOWN TRADITION

The Vista

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JOINT EXHIBIT
#84
SDP-04-001

PENGAD 800-631-6989

JOINT EXHIBIT
#85
SDP-04-001

Vistas
Elevation 1

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JOINT
EXHIBIT
#86
SDP-04-001

Vistas
Elevation 3

CHURCHILL
GROUP
A HOMETOWN TRADITION

RECEIVED
SEP 2 0 2006
PLANNING & CODE ADMINISTRATION

September 20, 2006

Mayor and City Council
Planning Commission
31 S. Summit Avenue
Gaithersburg, MD 20877

Dear Mayor Katz, members of the City Council and Planning Commissioners:

The purpose of my writing is to convey to you our thoughts of why and how the Vistas project complies with the City's Themes and will be a benefit to the people of Gaithersburg.

Identity

The Vistas will provide attractive streetscapes comprising a mix of traditional elevations which will blend well with the existing community of Quince Orchard Park as well as surrounding neighborhoods. The main entrance from Winter Walk Drive will consist of large landscaped areas which will be enhanced by a bermed area to augment the visual appeal. These new landscaped areas will compliment the existing landscaped circle by utilizing some of the same varieties of planting materials.

The interior of the project will boast multiple landscaped areas and a center square with a unique piece of Public Art

Town Centers

Although the Vistas do not on a stand alone basis contain any commercial activity, it is part of a larger Schematic Development Plan known as Quince Orchard Park that encompasses a large percentage of office space. The Vistas will provide a mix of residential housing uses which will compliment the adjacent office space, and offer an enhanced living environment in close proximity thereto, as well as support the Kentlands Market Square retail tenants. Residents of the Vistas will be connected by pedestrian ways but also by the future transitway to the existing Town Center of the surrounding communities providing additionalsupport to foster the healthy growth of these areas.

PENGAD 800-631-6989
JOINT EXHIBIT
#87
SDP-04-001

5 Choke Cherry Road • Suite 360 • Rockville, Maryland 20850
240.243.1000 • 240.243.0715 fax
www.ChurchillBuilders.com

EQUAL HOUSING OPPORTUNITY
MHBR #3021

Environment

The proposed development plan provides fourteen percent (14%) more green area then is currently required. In addition to the green spaces provided within the Vistas, a buffer of existing woods runs along the entire length of the west side of the property separating the homes within the community from Quince Orchard Road and the future transit way. Our engineers have worked and will continue to in the technical phase, provide stormwater management that exceeds code requirements.

The Vistas is setting aside a large percentage of the developable area as open space, multi purpose field space, and other park and recreation space all suitable for active recreation use.

Transportation

The Vistas is setting aside a fifty foot wide easement along the entire length of the property, providing a much needed right of way for the future transit way. Our demographic studies indicate that many of the future residents currently live within a five mile radius of the Vistas and a large percentage of these residents have a favorable opinion of public transportation.

A sidewalk throughout the Vistas will be added and connected to sidewalks along on the eastern end of the property to connect the homeowners with Quince Orchard Road. The Vistas will also be providing traffic calming measures on Orchard Ridge Drive.

Community Facilities

The Vistas Homeowners will merge with the Quince Orchard Park Homeowners Association. Both the current homeowners within the Quince Orchard Park community and the future purchasers of homes in the Vistas will derive several benefits from this merge through a greater economy of scale, much needed open space, and clubhouse addition.

The Vistas is setting aside a large percentage of the developable area as open space, multi purpose field space, and other park and recreation space all suitable for active recreation use. The Vistas will be providing several different outdoor areas for the relaxation and enjoyment of all the Homeowners. At the eastern end of the property there will be a multipurpose court allowing for basketball, skateboarding and similar activities. Directly adjacent to this will be an open lawn area for running ball playing and other field related sports. These areas are connected to the existing neighborhood by a wide green space.

Vistas will also be providing a tot lot which will be easily viewed (and supervised) from the rear of many of the units. This tot lot will be part of a larger green space containing walks and benches.

We will be adding an addition to the existing Clubhouse in order to expand the exercise room, and the homeowners of the Vistas will join in to support the cost of running and upkeep of the combined community amenities.

Housing

The Vistas will provide a multi-tiered range of housing including 2 over 2 entry level townhouse style condos, larger individual townhouses and upscale single families with attached 2 car garages. The community is planned utilizing Traditional Neighborhood Design elements, and a mix of housing types which will meet a broad range of housing needs.

Economic Development

Residences of homes within the Vistas will bring revenues to nearby business within the City of Gaithersburg and will provide additional household adding to the tax base of the City. The Vistas site is in close proximity to many convenient commercial centers such as the Kentlands and Lakeforest Mall. The Vistas will provide a mix of residential housing uses which will compliment the adjacent office space.

Education

The current Montgomery County schools, Diamond Elementary, Lakelands Park Middle and Northwest High School all have adequate capacity for new students. The developer with therefore pay a fee as prescribed by the County to the Montgomery County School Fund.

I sincerely hope this information helps you evaluate and approve the current concept plan so that this exciting development may become a reality.

Yours Truly,

Eric Tovar

Eric Tovar
President Churchill Group

To: Mayor Sidney Katz and Members of Council

CC: Greg Ossont, Director, Planning and Code Administration

Re: Vistas Development Work Session

From: Bill Burke, 216 Winter Walk Drive

In advance of the upcoming Mayor and Council work session concerning the Vistas, the Quince Orchard Park Board of Directors and its development committee wanted to provide a short status update on our position concerning this proposal.

By way of background, we last officially responded to this development plan in April 2006, at which time in a letter to Churchill and also copied to the City planning department, we made the following points:

- That the April designs represented progress in addressing issues raised by the community during this two year process, i.e., density, overall design and amenities.

- We were generally comfortable with the density and housing mix, down from the original figure of 125.

- We noted that the design included an open grassed area, along with a multi-purpose sports court, and for the expansion of the QOP clubhouse.

At the same time, however, many questions we raised in that same document remain unanswered, including:

- Questions about the process and timing of Vistas annexation into QOP, and about the timetable of new resident access to QOP amenities

- Questions about Churchill's proposal to expand the QOP clubhouse. Specifically, we wanted to review the project timetable and design, make sure HVAC systems were expanded to cover the additional load, and see what other additional equipment would be provided, i.e., exercise equipment.

- We asked for additional detail on amenities Churchill proposed for the Vistas parcel; for example, what would go on the multi-purpose court.

- We wanted a clarification as to exactly how many alleys would be private to QOP after annexation, and therefore subject to our maintenance.

- Questions about the number of parking spaces on the Vistas parcel. (this information has been provided in the latest designs which were given to QOP by the city and Churchill)

- Finally, we requested that a reserve study be completed by Churchill for the Vistas infrastructure to make sure that we well understand any obligations for maintenance that we will be assuming after annexation.

PENGAD 800-631-6989
JOINT EXHIBIT
#88
SDP-04-001

It is the general consensus of the Board and Development committee that approving the Vistas development without having a strong plan for its annexation would be a mistake.

We feel that doing so would be detrimental to the coming Vistas residents, who would be an "island" with few on-site amenities and to QOP as well, by creating the possibility of conflict with multiple management companies, and homeowner boards.

However, according to the QOP bylaws, annexation must be approved by a vote of the community, and that's why it is crucial for us to have these details.

In short, even though the latest designs represent progress, there is still a lot we don't know about how this will all work, and because of that we face an uphill battle for annexation.

These concerns were highlighted in an open community meeting held last spring.

One area of additional concern which came out of that meeting was annexation's impact on the pool. After a very busy season this year, we feel that this is another issue that will have to be addressed in some way.

The bottom line: while we feel progress has been made from the original proposal of two years ago, we aren't at a point yet where we can give our strong support to moving forward.

There are a couple other points that contribute to our feeling of unease. First, we know that Churchill has been frustrated by the pace of this process. But, in truth, had the company followed the guidance of the Mayor and Council from the outset, we probably wouldn't still be discussing this two years later.

What's more, the only time we see communication and progress is when Churchill needs to move something forward with the city approval process. This is demonstrated by the fact that we haven't had any feedback to our questions of last April.

A second indication is the fact that at one point several months ago, Churchill posted prominent signs on the Vistas announcing its intention to sell the property for commercial purposes.

We suspect Churchill thought that the prospect of commercial would make QOP push for residential. In fact, it had the opposite effect and there are now a number of residents who would be perfectly comfortable with that possibility.

A final point. Given the fact that this work session was moved up from its original October date, we haven't had the chance to review our position in as much detail or as widely in the community as we'd like.

So while this document can be considered a good summary of our general position, we would want to withhold any final recommendations pending the work session and further collaborative review.