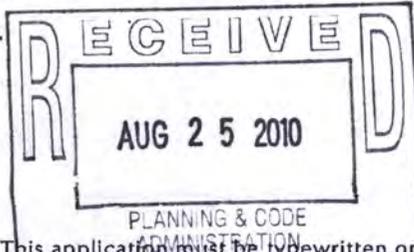


Application No.	<u>X-183</u>
Date Filed	<u>8/25/2010</u>
Legal Ad: PC	_____
M&C	_____
PC Hearing	_____
PC Recommendation	_____
M&C Hearing	_____
M&C Decision	_____
Decision Date	_____
Effective Date	_____

ANNEXATION APPLICATION



This application must be typewritten or printed clearly and submitted to the Planning and Code Administration for filing. All items must be completed and all required documents shown on the checklist must accompany this application.*

PROPERTY KNOWN AS The Jackson Property, 9000/9020 Emory Grove Road, Gaithersburg, MD
 Location Intersection of Emory Grove Road and Strawberry Knoll Road 20877
 Size (acres/sq.ft.) 2.9 acres / 126,759 square feet
 Tax Sheet FT 563 Parcel(s)/Lot/Block P476 and P477
 Tax Account Number(s) 09-00771730 and 09-01796358
 Present County Zoning (incl. TDR, if applicable) R-200 / TDR-4 Requested Zoning RPT
 Requested Density (if applicable) 19 Townhouse Units
 Proposed use after annexation 19 Townhouse Units

PROPERTY OWNER(S) L. Neil Jackson and Conny Jackson Phone _____
 Address 9000/9020 Emory Grove Road, Gaithersburg, MD; 20877
 Owner's Representative James R. Clifford, Esq. Phone (301) 840-2232
 Address 316 East Diamond Avenue, Gaithersburg, MD 20877
 Contract Purchaser Habitat for Humanity of Montgomery County, MD, Inc. Phone (301) 990-0014
 Address 9110 Gaither Road, Gaithersburg, MD 20877
 Contact Person John Paukstis Phone (301) 990-0014 x11
 Habitat's Representative Stuart Barr & Nat Keller Phone (301) 961-6095
 Address Jerch, Early & Brewer Chtd., 3 Bethesda Metro Ctr. #460, Bethesda, MD 20814
 Signature of Property Owner/Representative [Signatures] Date 8/9/2010
 L: Neil Jackson Conny Jackson

* This annexation application is not a substitute for the annexation petition, submission of which is required by State Law.

continued on reverse side

7/96

On behalf of Habitat for Humanity of Montgomery County, MD, Inc.

[Signature] Date 8/20/10
Stuart Barr, Jerch Early & Brewer Chtd.

ANNEXATION APPLICATION CHECKLIST

An informal meeting with the Planning and Code Administration Director or designated staff person shall precede the submission of this application.

Submit application (on reverse side) and the following information:

1. Notarized **Petition for Annexation** (see directions below)
2. Complete **list of owners** with respective addresses and ownership parcel numbers
3. **Metes and Bounds** description of property
4. **Boundary Survey** prepared by a registered land surveyor
5. **Vicinity Map** showing location of subject property
6. **Names and addresses** of adjacent property owners within 200 feet
7. **General information** on property, including but not limited to the following:
County Master Plan and zoning; site characteristics; utilities; existing land use(s); and description, condition and age, if known, of all structures on-site
8. **Conceptual Site Plan** (optional)
9. **Tree Stand Delineation** (only if number 8 is provided)

THE PETITION FOR ANNEXATION

Sample petitions have been attached. The petition should incorporate the following:

1. Name of petitioner(s)
2. Verification that petitioner is owner of not less than 25% of property to be annexed
3. Names and addresses of registered voters in residence at property
4. Location of property
5. Size of property
6. Legal description of property(s)
7. Statement formally requesting annexation into the City of Gaithersburg
8. Statement that request is "pursuant to Article 23A, Section 19 of the Annotated Code of Maryland"
9. Statement that "subject property is contiguous to and adjoining the existing corporate boundaries of the City of Gaithersburg"
10. Request for reclassification of zoning
11. Notary attestation

MAYOR AND COUNCIL OF THE CITY OF GAITHERSBURG

PETITION FOR ANNEXATION

L. Neil Jackson and Conny Jackson (the Jacksons), the owners of the subject property located at 9000 and 9020 Emory Grove Road in Gaithersburg, Maryland (the “Property”), and Habitat for Humanity of Montgomery County, Maryland, Inc., the contract purchaser of the Property (“Habitat for Humanity” and together with the Jacksons, the “Petitioners”), petition the Mayor and Council of the City of Gaithersburg pursuant to Article 23A, Section 19 of the Annotated Code of Maryland to annex the Property into the corporate boundaries of the City of Gaithersburg. In support of this Petition, the Petitioners state as follows:

1. The Property that is the subject of this Annexation Petition consists of 2.9 acres located at 9000 and 9020 Emory Grove Road, Gaithersburg, MD 20877 at the intersection with Strawberry Knoll Road, and is further identified as Parcels P476 and P477, Tax Map FT63.
2. L. Neil Jackson and Conny Jackson own the entire Property and reside there. Habitat for Humanity is the contract purchaser.
3. The Property is contiguous to and adjoining the existing corporate boundaries of the City of Gaithersburg.
4. Annexation of the Property will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the City of Gaithersburg, real property proposed within the City of Gaithersburg as a result of the proposed annexation, or any combination of any such properties.
5. The Property is within the maximum expansion limit of the City of Gaithersburg, and annexation of the Property will provide a uniform corporate boundary for the City of Gaithersburg along Emory Grove Road.
6. The Property is currently classified in the R – 200/TDR-4 zone in Montgomery County, which zoning classification is consistent with the current and duly adopted Gaithersburg and Vicinity Master Plan. The Petitioners request that the Property be classified in the RP-T zone (medium density residential) in the City of Gaithersburg. The RP-T zoning classification in the City of Gaithersburg will permit a land use substantially similar to uses permitted in Montgomery County’s R – 200/TDR-4 zone.
7. In support of this Petition, the Petitioners submit the attached Statement in Support of Petition for Annexation and the attachments described therein.

The Petitioners respectfully request that the Mayor and Council of the City of Gaithersburg initiate all steps necessary for final enactment of a Resolution annexing the Property into the corporate boundaries of the City of Gaithersburg.

Witness
[Signature]
[Signature]

Property Owners
By: [Signature]
L. Neil Jackson
By: [Signature]
Conny Jackson

On behalf of Habitat for Humanity of Montgomery County, Maryland, Inc. (contract purchaser)

By: [Signature]
Stuart Barr, Lerch Early & Brewer, Chtd.

STATE OF MARYLAND *
* to wit:
COUNTY OF MONTGOMERY *

On this 9th day of August, 2010, before the under signed, personally appeared L. Neil Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the above Petition and acknowledged that she/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
NOTARY PUBLIC

My commission Expires: 3/10/13

MICHELLE A. LEASE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 10, 2013

STATE OF MARYLAND *
* to wit:
COUNTY OF MONTGOMERY *

On this 9th day of August, 2010, before the under signed, personally appeared Conny Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the above Petition and acknowledged that she/he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
NOTARY PUBLIC

My commission Expires: 3/10/13

MICHELLE A. LEASE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 10, 2013

Parcel One 09-00771730

All that piece or parcel of land situate, lying and being in Montgomery County, Maryland containing three (3) acres of land, more or less, lying in the Ninth election district and being all and the same land and premises which was conveyed by Clay Plummer, Sheriff unto James K. Walker, by deed dated April 8, 1924 and recorded among the Land Records of said State and County in Liber PBR 352, folio 106, being also the same land and premises the subject matter if a certain suit in equity in the Circuit Court for Montgomery County, Maryland being No. 17428 Equity therein.

Parcel Two 09-01796358

Being a parcel of land along the old public road leading from Gaithersburg and Laytonsville Road to Walkers Mill, now known as Emory Grove Road, as ordered the 29th day of June, 1880, by the County Commissioners for Montgomery County, Maryland and also a part of that severed parcel of land dedicated by W.L. King, all being on the southerly side of Emory Grove Road, now 60 feet wide, all as shown on a plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 60 Plat 5042, and more particularly described as follows:

Beginning at a point, North 53° 01' 40" West, 37.12 feet from the end of the 3rd line as described in the conveyance by Clay Plummer, Sheriff to James K. Walker by deed made April 8, 1924, and recorded in Liber 352, Folio 106, and being in the datum as delineated in Plat Book 58, Plat No. 4741, and in Dedication Plat No. 2, Plat Book 60 at Plat No. 5042 all recorded among the Land Records of Montgomery County, Maryland, thence leaving said point and in a reverse direction with the remainder of said 3rd line.

1. North 53° 01' 40" West, 160.88 feet, thence with a portion of the 2nd line reversed
2. North 35° 31' 40" West, 41.97 feet to intersect the southerly line of the 60 foot right of way for Emory Grove Road, thence with the southerly right of way line and an arc of a curve to the right
3. 166.75 feet, radius, 686.20 feet, chord bearing and distance, South 67° 21' 12" East, 166.34 feet to point of tangent Station 21+94.97, thence continuing with the southerly right of way line
4. South 60° 23' 30" East, 2.50 feet to a point of curvature Station 21+97.47, thence still with the southerly right of way line and a curve to the left having an arc distance of
5. 33.75 feet, radius 746.20 feet, chord bearing and distance; South 61° 41' 15" East, 33.75 feet, thence leaving said southerly right of way line, and with a dividing line common to J.H. Dobson and B.L. Dobson, his wife, by deed made November 20, 1957 and recorded in Liber 3131 Folio 221 among the Land Records of Montgomery County, Maryland, and with the last line of said conveyance
6. South 33° 13' 07" West, 59.30 feet to the point of beginning (a portion of this line also being the 3rd line of a conveyance to J.H. Dobson and B.L. Dobson, his wife, by deed made November 20, 1957 and recorded in Liber 3131 Folio 223 among the Land Records of Montgomery County, Maryland) and containing 7,793 square feet or 0.179 acres of land, **more or less.**

Law Offices of
Clifford, Debellus,
Crawford, Bonifant
& Fitzpatrick, Chtd.
320 E. DIAMOND AVE.
GAITHERSBURG, MD 20877-3016

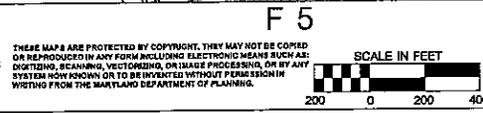
PHONE: (301) 840-2232
FAX: (301) 975-9829



W46000

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MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPS AND RECORDS SECTION

PREPARED FOR: JUNE 08

DATE: 10/17/08

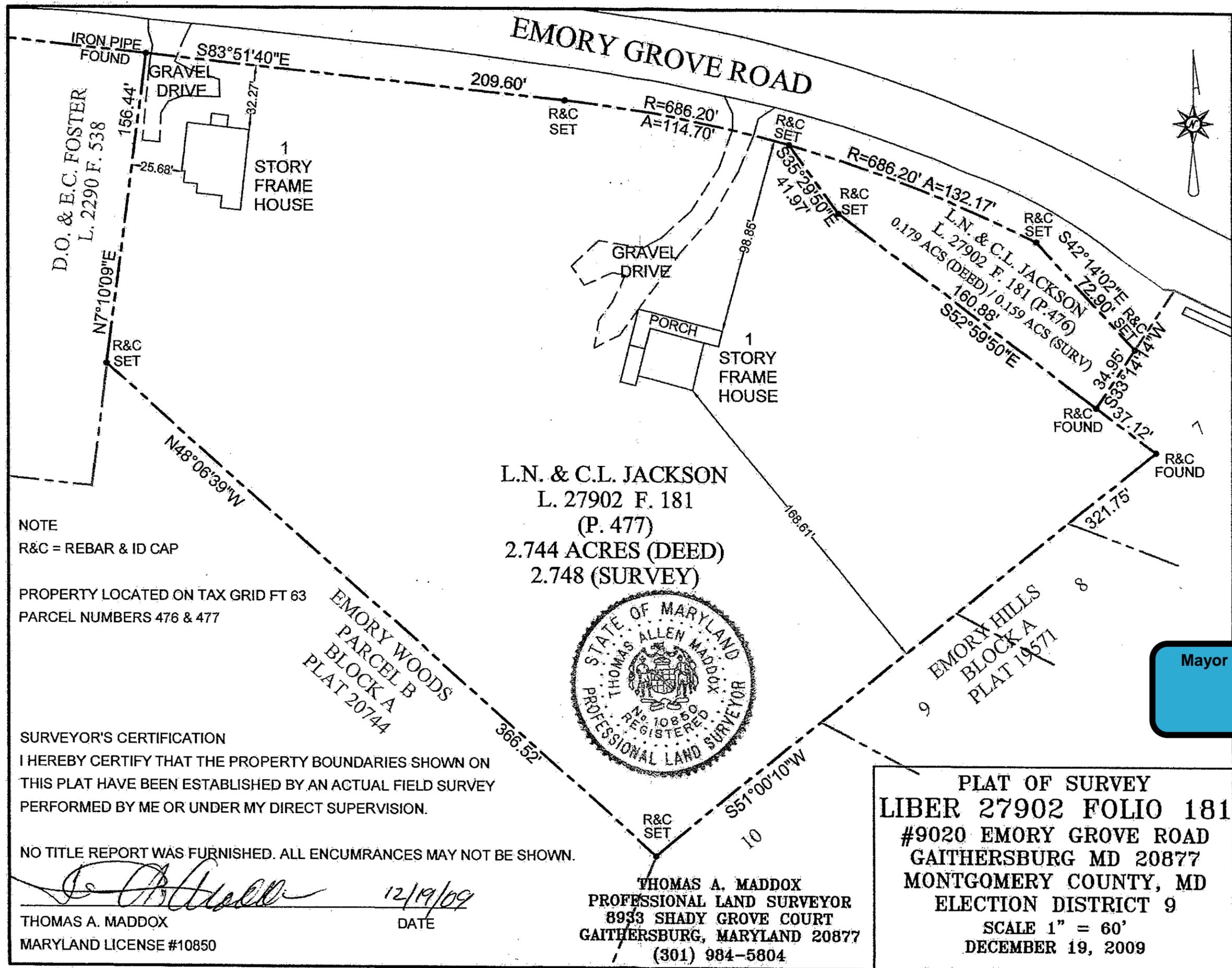
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F 6
MONTGOMERY CO.,
MARYLAND

MAP FT 563
W.S.S.C. 225 NW 09
Location: GAITHERSBURG

Mayor and City Council
X-183
4



NOTE
R&C = REBAR & ID CAP

PROPERTY LOCATED ON TAX GRID FT 63
PARCEL NUMBERS 476 & 477

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE PROPERTY BOUNDARIES SHOWN ON
THIS PLAT HAVE BEEN ESTABLISHED BY AN ACTUAL FIELD SURVEY
PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

NO TITLE REPORT WAS FURNISHED. ALL ENCUMBRANCES MAY NOT BE SHOWN.

Thomas A. Maddox
THOMAS A. MADDOX
MARYLAND LICENSE #10850
12/19/09
DATE



THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804

PLAT OF SURVEY
LIBER 27902 FOLIO 181
#9020 EMORY GROVE ROAD
GAITHERSBURG MD 20877
MONTGOMERY COUNTY, MD
ELECTION DISTRICT 9
SCALE 1" = 60'
DECEMBER 19, 2009

Mayor and City Council
X-183
5

Client: **Habitat for Humanity**
 Property: P476 and P477: 9020 Emory Grove Road, Gaithersburg,
 Montgomery County, Maryland 20877-3517
 Parcel Identification Numbers:
 P476: 09-001-01796358
 P477: 09-001-00771730
 Tax Map FT563/FT63

Owner: Larry N. Jackson, Trustee, et al
 Vesting Deed: Liber 27902 at Folio 181
 LEB File No. 09624.001

LIST OF ADJOINING and CONFRONTING PROPERTY OWNERS

Within a 200 feet radius (City of Gaithersburg Requirements)

[Updated: 08/06/10]

<u>Name:</u>	<u>Address:</u>	<u>Block/Lot/Parcel:</u>
Karim A. Sylla, et al	3 Sykes Street Gaithersburg, MD 20877	Block A, Lot 1
Cheri L. Ho	2 Sykes Street Gaithersburg, MD 20877	Block A, Lot 7
Robert E. Garrard Barbara W. Garrard	4 Sykes Street Gaithersburg, MD 20877	Block A, Lot 8
Ludmila Rakitina	6 Sykes Street Gaithersburg, MD 20877	Block A, Lot 9
James C. Griffiths Jeannette B. Griffiths	8 Sykes Street Gaithersburg, MD 20877	Block A, Lot 10
Andrew L. Rukhin Albina Rukhin	10 Sykes Street Gaithersburg, MD 20877	Block A, Lot 11
Alexander Leybel Anna Stotland	143 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 23
Vinh C. Huynh A. M. Huynh	145 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 24
Christina P. Chan-Lau, et al	147 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 25

Kim Hewitt
Westwind Homeowners Assn.
8100 Mountain Laurel Lane
Gaithersburg, MD 20879

Dan Lowery
Quail Valley Homeowners Assn
Comsource 3414 Morningwood Drive
Olney, MD 20832

Ronald McNabb
TROT
12435 Meadowood Dr.
Silver Spring, MD 20904

Ann Haney
Westwind Homeowners Assn.
8100 Mountain Laurel Lane
Gaithersburg, MD 20879

Alex Spalding
Sharon Woods Citizens Assn.
2 Rolling Knott Ct
Gaithersburg, MD 20877

Pedro Porro
Spanish Speaking People of Montgomery
5729 Bradley Boulevard
Bethesda, MD 20814

Kathleen Wallace
Quail Valley Homeowners Assn.
19032 Quail Valley Blvd.
Gaithersburg, MD 20879

Beth Lashof
South Ridge Homeowners Assn., Inc.
P.O. Box 534
Washington Grove, MD 20880

Judith Christensen
Montgomery Preservation, Inc.
6 Walker Avenue
Gaithersburg, MD 20877

Contact
Walnut Creek Homeowners Assn.
18568 Office Park Dr.
Montgomery Village, MD 20898

Sidney Katz
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

Jim Fary
Sierra Club - Montgomery County Group
2836 Blue Spruce Lane
Silver Spring, MD 20906-3166

James Terris
Walnut Creek Homeowners Assn.
P.O. Box 2283
Gaithersburg, MD 20886

Linda Horensavitz
Flower Hill Central Corp.
8100 Mountain Laurel Lane
Gaithersburg, MD 20879

Contact
Washington Metro Area Transit Authority
600 Fifth Street, NW
Washington, DC 20001

Deborah Montgomery
Horizon Run Condo.
10120 Apple Ridge Road
Montgomery Village, MD 20886

Martha Cadle
Montgomery Village Citizens Coalition
19310 Club House Rd, Apt. 615
Montgomery Village, MD 20886

John Luke
Montgomery County Air Park
7940 Air Park Road
Gaithersburg, MD 20879

Lynn Rubin
Flower Hill North II Homeowners
8100 Mountain Laurel Lane
Gaithersburg, MD 20879

Congresswoman Donna Edwards
U.S. House of Representatives
434 Cannon House Office Building
Washington, D.C. 20515-2004

Jim Humphrey
Montgomery County Civic Federation
5104 Elm Street
Bethesda, MD 20814

Contact
Horizon Run Condominium
10120 Apple Ridge Road
Montgomery Village, MD 20886

George Sauer
Citizens for a Better Montgomery
8307 Post Oak Road
Potomac, MD 20854-3479

Iлона Blanchard
City of Takoma Park
7500 Maple Avenue
Takoma Park, MD 20912

Mike Potter
Meadowvale Homeowners Assn.
P.O. Box 506
Damascus, MD 20872

Julius Cinque
Northern Montgomery County Alliance
22300 Slidell Road
Boyds, MD 20841

<u>Name:</u>	<u>Address:</u>	<u>Block/Lot/Parcel:</u>
Joon C. Lee Lisa J. Lee	149 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 26
John T. Payne, Jr.	151 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 27
Aida Alam, et al	153 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 28
Rakhi P. Bhatia Pavan C. Bhatia	134 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 29
Pamela E. Novel	132 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 30
Richard A. Reba, Jr. S. L. Reba	130 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 31
Anthony E. Smith Faye A. Blackwell-Smith	128 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 32
Stephen Posin	124 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 33
Don Paul Kovarcik	122 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 34
Esayas Ketema Eleni Hailu	120 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 35
Audrey L. Klett	118 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 36
George Yuan-Yu Li, et al	116 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 37
Kam Chun Lo	114 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 38
Emory Woods Homeowners Association	Emory Woods Court Gaithersburg, MD 20879 <u>Mailing Address:</u> c/o Allied Realty Corp. 7605 Arlington Road, Suite 100 Bethesda, MD 20814	Parcel A

<u>Name:</u>	<u>Address:</u>	<u>Block/Lot/Parcel:</u>
Emory Woods Homeowners Association	Emory Woods Court Gaithersburg, MD 20879 <u>Mailing Address:</u> c/o Allied Realty Corp. 7605 Arlington Road, Suite 100 Bethesda, MD 20814	Parcel B
Emory Woods Homeowners Association	Emory Woods Court Gaithersburg, MD 20879 <u>Mailing Address:</u> c/o Allied Realty Corp. 7605 Arlington Road, Suite 100 Bethesda, MD 20814	Parcel C
Donald O. Foster Eva C. Foster	9026 Emory Grove Road Gaithersburg, MD 20877	P480
Daisy J. Hewage-Baduge	103 Emory Woods Court Gaithersburg, MD 20878	Block A, Lot 1
John J. Coughlan, TR et al	105 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 2
Hieu Tran	107 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 3
Jose D. Melendez Leticia Melendez	109 Emory Woods Court Gaithersburg, MD 20877	Block A, Lot 4
Jacqueline D. Lawson	9101 Emory Woods Terrace Gaithersburg, MD 20877	Block A, Lot 5
Quail Valley HOA Inc.	Quail Valley Blvd <u>Mailing Address:</u> c/o Comsource Management, Inc. 3414 Morningwood Drive Olney, MD 20832	Parcel C
Maurice J. Ellis, Jr. Ivette Mitchell Ellis	18520 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 24
Elaine M. Villforth	18518 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 25

<u>Name:</u>	<u>Address:</u>	<u>Block/Lot/Parcel:</u>
Shelley Stewart	18516 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 26
Alem Belayneh	18514 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 27
Lalitkumar B. Patel J. L. Patel	18510 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 28
Abdou A. Harouna	18508 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 29
Dora Araujo-Portillo, et al	18506 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 30
Olga Vonikaki	18504 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 31
Juana I. Sequeira	18502 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 32
Anand Samuel Sheeba R. Samuel	18500 Grouse Lane Gaithersburg, MD 20879	Block A, Lot 33
Zhenghua Wang	18501 Traxell Way Gaithersburg, MD 20879	Block B, Lot 164
Michele T. Tiglio I. M. Tiglio	18503 Traxell Way Gaithersburg, MD 20879	Block B, Lot 165
Duc S. Cu Vi Truong	18505 Traxell Way Gaithersburg, MD 20879	Block B, Lot 166
Namik Balci Yolanda Balci	18507 Traxell Way Gaithersburg, MD 20879	Block B, Lot 167
Thomas R. Pumphrey R. V. Pumphrey	18509 Traxell Way Gaithersburg, MD 20879	Block B, Lot 168
Leslie G. Lattin C. J. Lattin	18511 Traxell Way Gaithersburg, MD 20879	Block B, Lot 169

Name:

Meadowvale Estates
Homeowners Association

Address:

Traxell Way
Gaithersburg, MD 20879

Mailing Address:

c/o Ziad Aridi
18500 Traxell Way
Gaithersburg, MD 20879

Block/Lot/Parcel:

Parcel M

August 25, 2010

MAYOR AND COUNCIL OF THE CITY OF GAITHERSBURG

STATEMENT IN SUPPORT OF ANNEXATION PETITION

Habitat for Humanity of Montgomery County, Maryland, Inc. (“Habitat for Humanity” or “Habitat”), the contract purchaser of the subject Property, submits this Statement in Support of the Petition for Annexation to annex the Property located at 9000 and 9020 Emory Grove Road in Gaithersburg, Maryland owned by Larry N. Jackson and Conny L. Jackson (the Jacksons). The Property consists of 2.9 acres on two separate adjoining parcels. The annexation proposes to reclassify the Property from Montgomery County’s R-200/TDR-4 Zone to the City’s RP-T (medium density residential) Zone for the proposed construction of 19 townhouses.

I. INTRODUCTION AND BACKGROUND INFORMATION

Habitat for Humanity of Montgomery County is an affiliate of Habitat for Humanity International. Habitat for Humanity International (HFHI) is a private nonprofit 501(c)(3) builder of affordable housing. HFHI is an ecumenical ministry that welcomes to its work all people dedicated to the cause of eliminating poverty housing. Since its founding in 1976, HFHI has built, rehabilitated, repaired or improved more than 350,000 houses worldwide, providing simple, decent and affordable shelter for more than 1.75 million people. For more information please visit www.habitat.org.

Habitat for Humanity was first established in Montgomery County in 1982. Since then Habitat has partnered with the community to build simple, decent, affordable housing for low-income families. In the last four years, Habitat has built or rehabilitated 37 homes for local families and has several more homes in progress. Habitat has sustained only 1 default in Montgomery County since 1982, and the original 55 Habitat homeowners still own their homes. Habitat for Humanity of Montgomery County is one of 1,500 Habitat for Humanity affiliates in the U.S. and one of 18 Habitat affiliates in the State of Maryland. As of May, 2010, Habitat’s U.S. affiliates achieved the rank of No. 8 on *Builder* magazine’s Builder 100 list of biggest builders in the United States.

Habitat for Humanity views the Jackson Property as an ideal fit for its mission to construct affordable housing in Montgomery County. Habitat for Humanity has executed a purchase and sale agreement with the property owners with the intention of constructing 19 mixed income townhouse units. Under the County’s current zoning (R-200/TDR-4) the Property could be developed with a maximum of 14 townhouses. In order for the project to work financially, Habitat needs to construct 19 townhouses. If the petition for annexation is approved, Habitat for Humanity would agree to cap the number of townhouse units on the Property at 19, even though the City’s RP-T Zone permits 9 dwelling units per acre.

Description of the Jackson Property and Surrounding Area

The Jackson Property is located on the south side of Emory Grove Road at its intersection with Strawberry Knoll Road as shown on the attached Tax Map and other attachments. The Property has frontage on Emory Grove Road and is currently used for two residences. Two single-family homes built in the 1950s and accessory sheds are constructed on the Property and are proposed to be removed.

The area surrounding the Property consists of residential uses with a combination of single family detached units and townhouses. Properties to the northwest and northeast of the Property, across Emory Grove Road, are zoned and have been developed in the County R-60 and R-200/TDR zoning categories respectively. The properties directly to the west, south, and east, on the south side of Emory Grove Road, are located for the most part within the City limits and are zoned and have been developed in the City's RP-T zoning category.

II. PROPOSED DEVELOPMENT

Under the proposed development, Habitat plans to build 19 townhouses in 3 rows, as shown on the attached Concept Site Plan. Each of the units will include 3 bedrooms, 1.5 baths, with a one-car garage and driveway on the first level. Approximately 19 additional parking spaces for guests will be provided in the center of the Property surrounding a stormwater management/green space area. Each of the 19 units will be Energy Star rated, and conceptual elevation and floor plans are attached (the house plans have been donated by Craftmark). The community will be a mixed income development of 9 families who earn between 30-50% of Area Median Income (AMI) and 10 families who earn between 50-80% of AMI.

A significant portion of the Property will be preserved as environmentally sensitive land and open space. The proposed location of the townhouse units is appropriate for development since it is outside a protected stream buffer, not steeply sloping, and not an area where the largest trees are located on the Property. Access to the Property will be provided from Emory Grove Road with a one-way loop road, proposed to be dedicated to the City as a public street.

Compliance with the Master Plan and RP-T Zone

The Jackson Property is currently located within the Midcounty Highway District (Midcounty) of the County's 1988 Gaithersburg Vicinity Master Plan. The Master Plan recommends higher levels of density for Midcounty. Four factors influenced the recommendation of greater density in Midcounty. These factors include: 1) Midcounty's close proximity to the City of Gaithersburg; 2) Midcounty's access to the Metro; 3) Midcounty's access to employment; and 4) Midcounty's access to shopping areas. These

four factors make the Jackson Property an ideal location not only for increased density but also for a Habitat community. For example the Jackson Property is located: 1) only 1.2 miles from Olde Town Gaithersburg; 2) 4.1 miles from public transportation hubs such as the Shady Grove Metro; 3) 4.3 miles from large employers such as Shady Grove Adventist Hospital; and 4) only 2.3 miles from significant retail areas such as Lake Forest Shopping Mall. The Master Plan also recommends clustering development away from floodplains, streams, and steep slopes in the area. Habitat has followed these recommendations by locating the 19 townhouse units away from floodplains, streams, and steep slopes. In short, locating the Habitat community on the Jackson Property in Midcounty follows the recommendations of the Master Plan while also situating the site close to public transportation, jobs, and key retail services. The Concept Site Plan provided has been prepared to meet the purpose and development standards of the City's RP-T Zone. The proposed use on the Property will be compatible with the surrounding community, which contains similar uses.

Environmental

A description of the general environmental features is provided in the attached approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD).

Forest Conservation. The project is subject to forest conservation requirements of Chapter 22 of the Municipal Code of Gaithersburg. This Property contains a significant amount of forest relative to its total size (2.6 of the 2.92 acres are forest per the approved NRI/FSD). To meet the project requirements, Habitat is proposing to retain as much of the existing forest on-site as possible. A certain amount of clearing is permitted without a requirement to reforest as long as a certain percentage of forest is retained. The objective is to avoid a forest planting requirement by meeting or exceeding the projects "break-even" point. The stream buffer area is completely forested and contains steep slopes, and a small area of floodplain. Protection of the stream buffer area and retention of all of the existing forest within the buffer area provides enough forest retention to meet the project requirements. However, Habitat intends to retain some additional forest adjacent to, but outside of the buffer area, which is above and beyond what is required for the project for forest retention. The Concept Site Plan shows an area of 0.9 acres in forest retention which is one large contiguous piece. The proposed forest retention area abuts other conservation areas on adjacent properties to the southeast and southwest as shown on the Concept Site Plan.

Stormwater Management. The project will be planned to meet the State and City requirements for stormwater management in accordance with Maryland's recently adopted *Stormwater Management Act of 2007*. The project will utilize the latest techniques for Environmental Site Design (ESD) to the maximum extent practicable in accordance with the Chapter 8, Article III of the City Code. These techniques are expected to include containment and infiltration of rooftop water in drywells or other rain storage devices, the use of porous pavement for driveways and off-street parking areas, and the use of bioretention systems for the collection, treatment, and infiltration of water from the proposed new street.

III. ADEQUACY OF PUBLIC FACILITIES

Transportation. A Traffic Statement, Vehicle Turn Movement, and Sight Distance Evaluation are included with this application. The roadway network surrounding the Property and the proposed internal vehicular and pedestrian circulation systems are safe, adequate and efficient. Bus service currently exists along Emory Grove Road with a stop near the Property.

Schools. Based on discussions with Bruce Crispell, Director of the Division of Long-range Planning for Montgomery County Public Schools, the proposed development of 19 townhouse units on the Property would generate 4 elementary, 3 middle, and 3 high school students, based on the following calculations:

- .181 elementary students per unit x 19 units = 3.4 students (round up to 4)
- .114 middle school students per unit x 19 units = 2.2 students (round up to 3)
- .156 high school students per unit x 19 units = 2.9 students (round up to 3).

The Property is located within the Strawberry Knoll Elementary School, Gaithersburg Middle School, and Gaithersburg High School attendance areas. The proposed development would pass the Adequate Public Facilities test for school capacity in the County since the County uses a cluster test method, and the current growth policy school test for the Gaithersburg Cluster finds capacity adequate. Unlike the County APF test for school capacity, however, the City of Gaithersburg requires a review for each elementary school, middle school, and high school (Zoning Ordinance Sec. 24-246). Gaithersburg Middle School and High School are within 110% of program capacity two years in the future, but Strawberry Knoll Elementary School is projected to exceed 110% of program capacity two years in the future. Unfortunately, according to Bruce Crispell, students who live on the Property cannot be relocated to an alternative elementary school.

As part of this annexation application, Habitat for Humanity requests relief from the Elementary School school test under Zoning Ordinance Sec. 24-244, which allows relief when a property is subject to an annexation agreement. The requested relief is very modest given that the existing two detached units on the Property project to generate 1 elementary student (based on a calculation of .442 elementary students per detached unit x 2 units = .88 (rounded to 1 student)), leaving a projected increase on the Property of only 3 elementary students.

The Property is located in water and sewer service categories W-1 and S-1. Dry utilities including electricity, gas, telephone, and cable are within close proximity to the Property, and fire, police, and rescue service also are within appropriate distances to serve the Property.

Habitat for Humanity Family Selection Process

Habitat maintains a stringent family selection process. The Habitat family selection process is based on the following six criteria: 1) the applicants must have a demonstrated need for simple, decent and affordable housing. Applicants are often living in crowded conditions, with poor air quality or mold, infestation, and are cost burdened by paying substantially more than 30% of their household income for rent; 2) applicants must meet financial guidelines and income criteria determined by HUD guidelines for "low-income." Debt to income ratio, including Habitat mortgage, must be less than 36%; 3) applicants must agree to partner with Habitat and contribute a minimum of 200 hours of "sweat equity" per adult towards the home's construction and through attendance at homeownership preparation workshops; 4) applicants must be living or working in Montgomery County, MD for 12 consecutive months prior to application; 5) applicants must be legal, permanent residents of the United States or US citizens; and 6) adults must pass a criminal background check.

Each of the proposed townhouses will be sold only to qualified low-income families through affordable long term loans. The homes will be sold to owners with a long-term, no profit mortgage. Habitat services the mortgage. The Habitat home must be the primary residence of the homeowner. Renting or subletting is not permitted. A down payment of 1% is required, and the closing costs are rolled into the mortgage. In addition, homeowners gain equity of 5% per year beginning in the third year. By year twenty-one of the community, 90% equity has been achieved. Habitat adheres to the Fair Housing Act.

In addition to servicing the mortgage, Habitat will also create a homeowners association (HOA) and will serve on the board for at least the first year. Habitat will retain the right to a minimum of one seat on the board of the HOA. Habitat will contribute a monetary down payment to the reserve fund, establish an HOA budget and will manage the Property until a management company is hired. Habitat has previous experience with setting up and securing an HOA for a 24-townhouse Habitat community in Burtonsville, Maryland that was completed in 2008.

Myths and Stereotypes about Affordable Housing

A number of myths and stereotypes currently exist about affordable housing. Some of the myths include a perception that affordable housing will drive down property values. However, repeated research has shown that affordable housing has no negative impact on the price or frequency of sales of neighboring homes. In fact, mixed-income buildings such as those proposed on this Property can boost the residential real estate market in many areas by replacing run down properties that keep real estate values low. Another myth about affordable housing is that it does not contribute to the local tax base and overburdens the local property tax system. However, research has shown that multi-family developments pay their "fair share" in local property taxes.

In addition to the need for more affordable housing in Montgomery County, there also is a need for more work force housing. Across the country, municipalities such as Gaithersburg with volunteer fire and ambulance crews have been facing pressure to hire salaried personnel as high housing costs force volunteers to move away. Affordable housing can help these communities retain their volunteers and thus keep public safety expenses down. Habitat supports the notion that good, stable housing matters for neighborhoods. Better quality of living leads to stronger citizens and families. In short, Habitat for Humanity is about changing lives, one home at a time.

Habitat's Burtonsville Townhouse Community

An example of a recent successful Habitat townhouse community is located at Linganore Way (near Route 29 and Greencastle Rd) in Burtonsville, Maryland. The property consists of 3 acres and 24 units of townhouses in two buildings. Twenty-three of the units are 3-bedroom units, and one unit is a 2-bedroom unit.

Habitat's Burtonsville Townhouse Community was completed over the course of two years. The site development work began in 2005 and pre-construction work started in early 2006. Building permits were secured in June, 2006. Completion of the first building of 12 units was completed in November, 2007; the second 12-unit building was completed in December, 2008. In Burtonsville, Habitat served as the general contractor and hired licensed professionals to install the foundations, electric, plumbing, and HVAC. Approximately 2,000 volunteers contributed to framing, drywall, painting, and landscaping. In addition, all of the homeowners contributed a minimum of 200 hours of sweat equity.

Habitat also assisted the Burtonsville Townhouse Community by establishing an HOA and served on the board of directors during the first year. Homeowners were elected to the board in year two as Habitat staff transitioned off the board. Habitat contributed to the HOA reserve fund and helped to secure a management company.

The completion of the Habitat community in Burtonsville was also aided by a number of donations. For instance the undeveloped property was donated to Habitat by Artery Group LLC, insulation was donated by Dow Corp., Energy Star appliances were donated by Whirlpool, and Low-VOC paint was donated by Valspar.

IV. COMMUNITY OUTREACH

Habitat for Humanity has conducted outreach with the surrounding community prior to filing this annexation application. A community outreach meeting was held on April 19, 2010 to share the proposed plan, and copies of this annexation application are being provided to several of the key leaders in the surrounding community. Habitat is committed to continue to solicit the views and input from the surrounding community and listen carefully to comments and preferences for the proposed project as it moves forward.

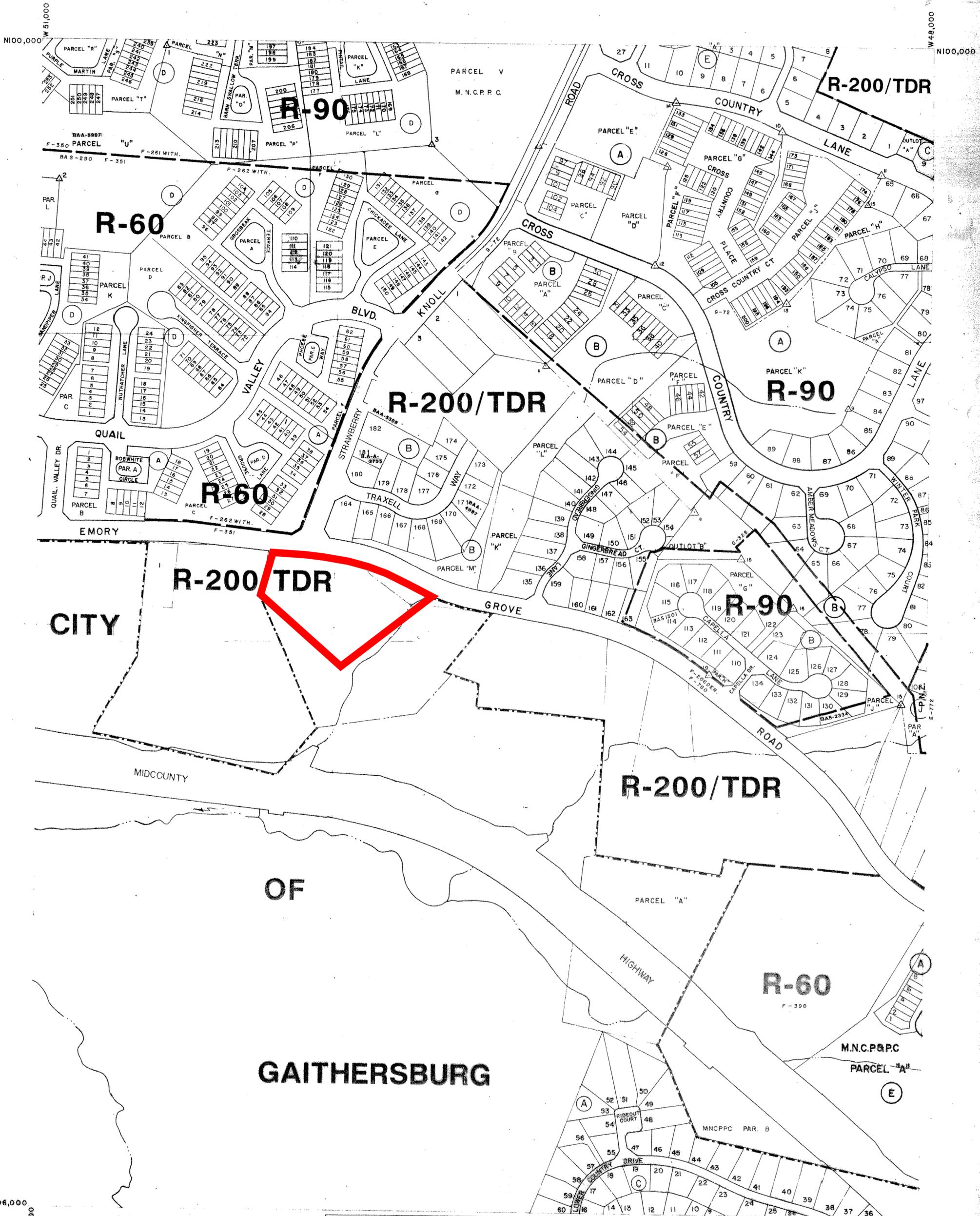
V. CONCLUSION

Habitat for Humanity respectfully requests approval of this annexation petition. The proposed development on the Property is consistent with the Master Plan recommendations, fulfills the purposes and requirements of the zone, and is compatible with the surrounding community. Ultimately, the redevelopment of this Property will present an opportunity to create a wonderful environmentally sensitive residential community for 19 well deserving Habitat for Humanity families.

Respectfully Submitted,

By:  _____

Stuart R. Barr
Lerch, Early & Brewer, Chtd.
3 Bethesda Metro Center, Suite 460
Bethesda, Maryland 20814
(301) 986-1300
Attorneys for Habitat for Humanity



CITY

R-200 TDR

OF

GAITHERSBURG

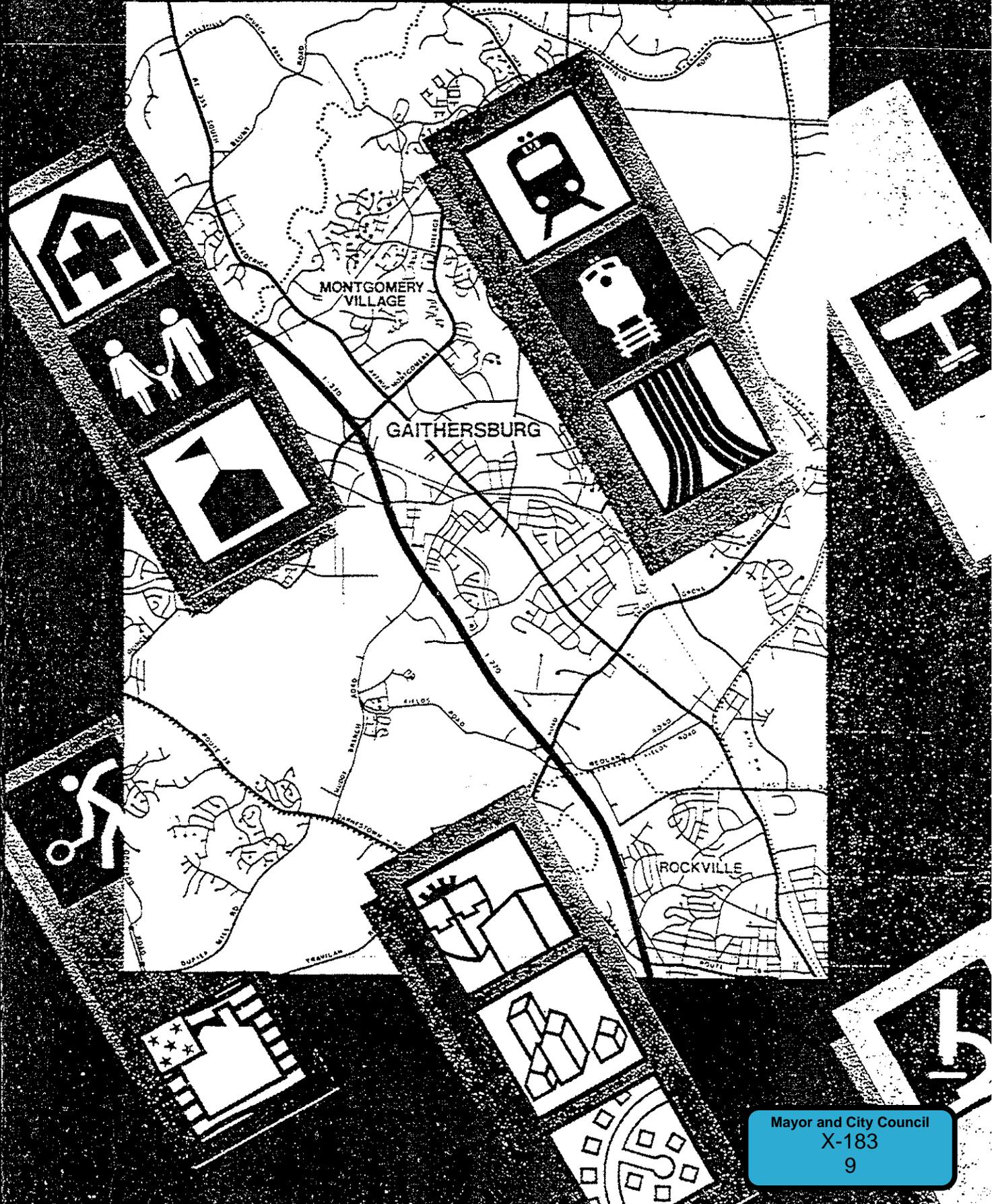
S.M.A. G-502 ADOPTED 2/4/86
 S.M.A. G-568 ADOPTED 7/10/87

Zoning is not depicted within public rights-of-way for roads, streets, alleys, easements or transit routes, nor is zoning depicted within privately owned railroad rights-of-way. Such rights-of-way are zoned in accordance with the provisions of Section 59-A-1.7 of the zoning ordinance entitled Zoning and Development Within Rights-of-way.

5/29/90
 6/30/93

Mayor and City Council
 X-183
 8

Gaithersburg Vicinity Master Plan



Approved & Adopted

Gaithersburg Vicinity Master Plan

Amended May 1988

Amended July 1990

An Amendment to the
1971 Gaithersburg Vicinity Master Plan;
a portion of the 1980 Potomac Subregion
Master Plan as amended in 1982; a portion of the
1968 Rock Creek Master Plan, as amended;
a portion of the 1977 Sector Plan for the Shady Grove
Transit Station Area; the Master Plan of Bikeways,
1978; the Master Plan for Historic Preservation,
1979; the Master Plan for Historic Preservation,
Physical Development of the Maryland-Washington
Regional District; and the Master Plan of Highways
within Montgomery County, Maryland



The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
January 1985

Plan Highlights

This Plan manages and directs the dynamic growth potential of the Gaithersburg Vicinity Planning Area. (See figure 1.) The Planning Area's remaining supply of vacant and uncommitted land provides an important resource in meeting several County-wide objectives. These objectives include:

- Providing employment opportunities for a variety of businesses and enterprises;
- Providing a sense of community identity for both existing and future residents;
- Increasing the County's total housing stock and concurrently providing an appropriate mix of affordable housing;
- Providing a safe, efficient, and adequate transportation system;
- Providing receiving areas for Transferable Development Rights (TDR's) to implement the County's Agricultural Preservation Program; and
- Providing such facilities as parks and schools on a timely and adequate basis.

Most of the land in the Gaithersburg area has already been either developed or committed to development under the existing master plan guidelines of the city of Gaithersburg and of the County. Three significant areas still remain vacant and uncommitted, providing substantial opportunities to meet County-wide development goals. These are designated as the Shady Grove West Study Area, which is generally bounded by I-270, Shady Grove Road, MD 28, and Muddy Branch Road; the Airpark Study Area, which is generally bounded by Goshen Road, Warfield Road, MD 124, and the Midcounty Highway alignment; and the Smokey Glen Study Area, north of MD 28 near Seneca Creek State Park.

develop recommendations for strengthening support for its current location or recommend alternative locations. The land use pattern proposed by this Plan should be re-examined in light of the findings of the Task Force.

Relationship of Airpark to Rock Creek Planning Area

Recent SAA studies show projected noise for the year 2000 to be at levels (less than 60 dBA Ldn) which would be acceptable for residential development for all but a small portion of the Rock Creek Planning Area. This Plan reflects these noise projections.

This Plan supports light industrial land use in accord with the Low-Intensity, Light Industrial (I-4) Zone for 72 acres in the Rock Creek Planning Area that is partially affected by Airpark noise. A buffer between industrial and future residential uses will be provided through the requirements of the I-4 Zone. The permitted building and parking coverage on this parcel may be further constrained as a result of additional environmental analyses. The Rock Creek Master Plan recommends a water/sewer policy for the I-4 area and discusses land uses in this area in more detail.

The Transportation Plan recommends that a new arterial roadway, Airpark Road Extended (A-268), be built through the Rock Creek Planning Area. The proposed road would extend from the existing Airpark Road parallel to Muncaster Mill Road from MD 124 to proposed Shady Grove Road Extended. (See the Transportation Plan Chapter for additional information.) Without this roadway, Muncaster Mill Road between MD 124 and Shady Grove Road would operate at an unacceptable level of service given the projected traffic volumes generated by the full development of the Gaithersburg area as envisioned by this Plan.

The impact of this road on surrounding land use has been studied as part of the Rock Creek Master Plan Amendment process.

LAND USE AND ZONING RECOMMENDATIONS BY DISTRICT

The Land Use Plan for the Airpark Study Area is shown in figure 14; the Recommended Generalized Base Zoning is shown in figure 15.

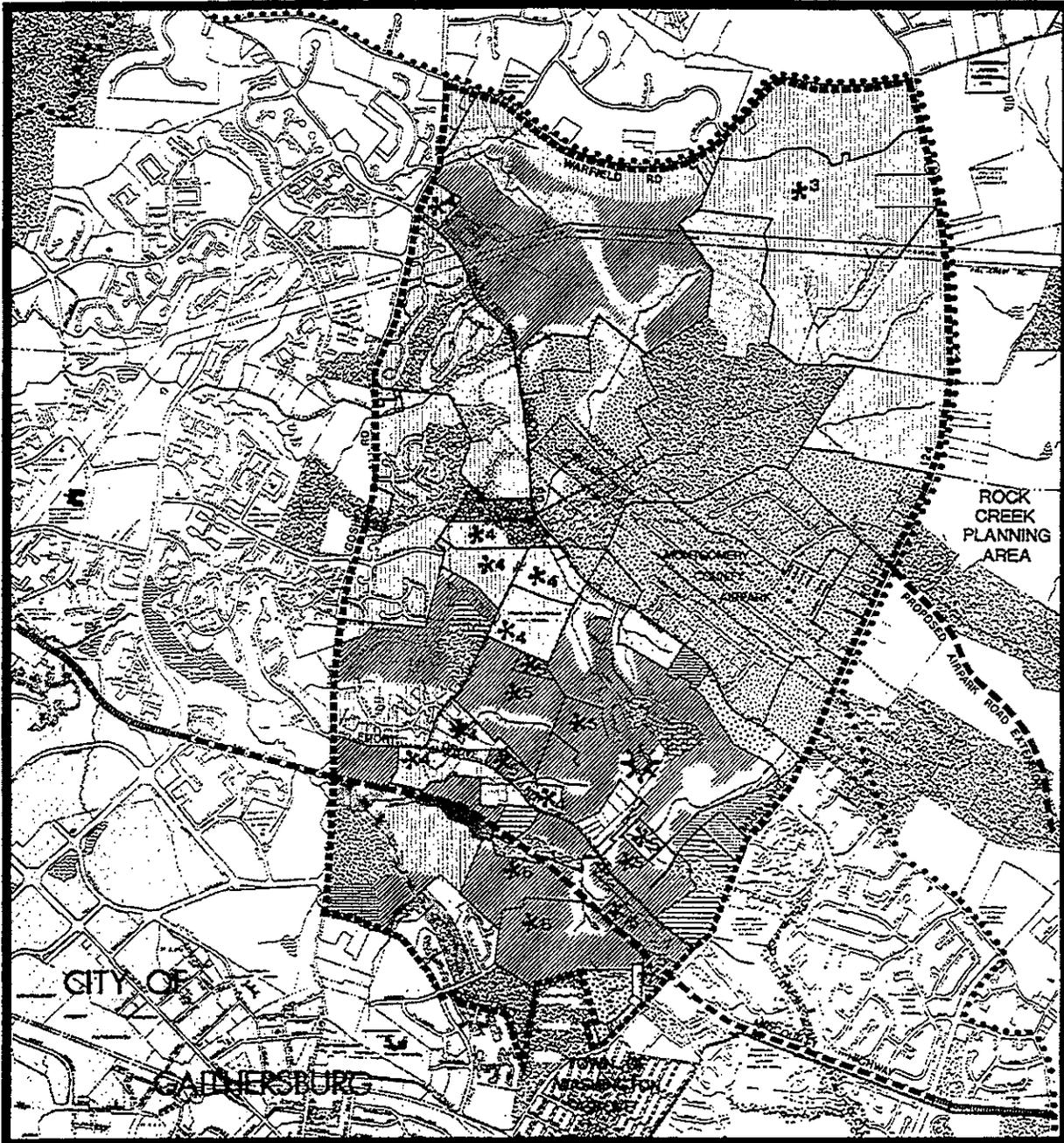
Like the Shady Grove West Study Area, the Airpark Study Area is so large that it must be divided into districts for purposes of planning analysis. These analysis districts are as follows:

- Midcounty Highway District
- Flower Hill District
- Airpark District

The boundaries of these districts are shown on the Airpark Area Analysis Areas map (figure 16). Table 3 is a zoning summary by analysis area.

Midcounty Highway District

The Midcounty Highway District includes Analysis Areas 1 through 13. These properties, all lying south of Emory Grove Road, will be affected by their proximity to the proposed Midcounty Highway. The design of this and other highways planned for this area should consider the need for noise abatement and protection of stream valleys.



AIRPARK AREA-RECOMMENDED LAND USE

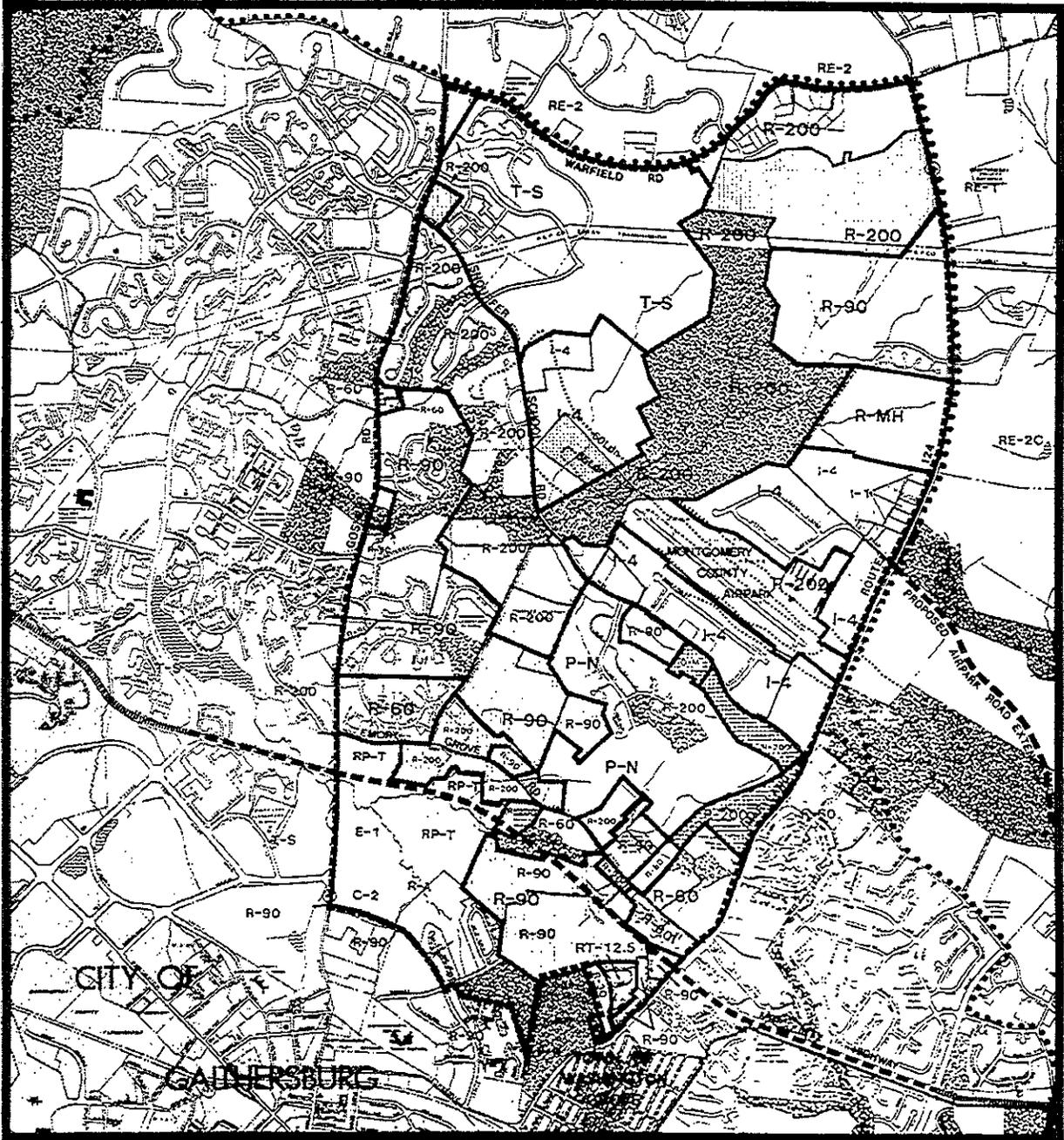
- | | | | | | |
|---------------|------------------------------------|---------------------------|-------------------------------|--------------------|--------------------|
| | Planning Area Boundary | Single-Family Residential | [Dotted Pattern] | Industrial Park | |
| ----- | Study Area Boundary | [Horizontal Lines] | Suburban 2-4 Units/Acre | [White] | Private Open Space |
| [Sun Symbol] | Planned Neighborhood (Flower Hill) | [Diagonal Lines] | Medium-Density 5-6 Units/Acre | [Horizontal Lines] | Institutional |
| *5 | TDR Density | [Stippled] | Multi-Family | [Stippled] | Parks |
| [Solid Black] | Municipalities | [Horizontal Lines] | Commercial (Retail & Office) | | |

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
 Montgomery County Maryland

January, 1985



Fig. 14



AIRPARK AREA-RECOMMENDED GENERALIZED BASE ZONING

- Planning Area Boundary
- Study Area Boundary
- Projected Noise Contours
- ▭ Municipalities
- ▨ Parks
- ▨ Properties Recommended For PN Zone
- ▭ Proposed TDR Receiving Areas

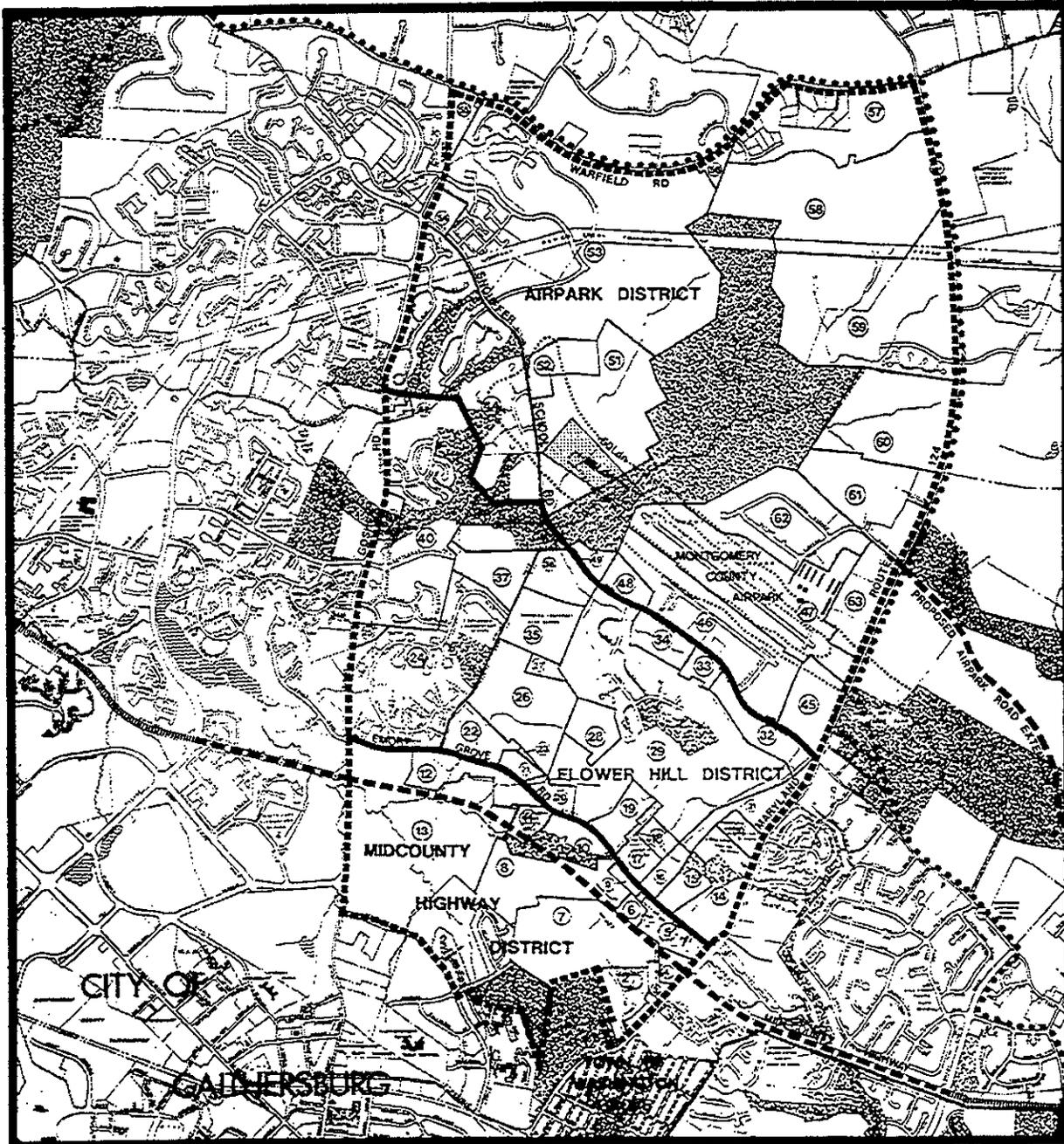
NOTE: See Fold Out Map For Details

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
 Montgomery County Maryland

January, 1985



Fig. 15



AIRPARK AREA-ANALYSIS AREAS

- Planning Area Boundary
- Study Area Boundary
- Proposed Highway
- Projected Noise Contours
- Municipalities

- ▨ Parks
- Midcounty Highway District: 1-13
- Flower Hill District: 14-43
- Airpark District: 44-63

APPROVED & ADOPTED GAITHERSBURG VICINITY MASTER PLAN
 Montgomery County Maryland

January, 1985



Fig. 16

TABLE 3
AIRPARK ANALYSIS AREAS
SUMMARY OF ZONING RECOMMENDATIONS

1	2	3	4	5	6
Analysis Area Number	Acreage	Existing Development	Recommended Zoning Base/Optional	Potential Units Recommended, Base/Optional ¹	Net TDR's Over Base Density
MIDCOUNTY HIGHWAY DISTRICT					
1	1	1 single family	R-200	2/2	0
2	21	171 townhouses 60 garden apts.	R-30 & RT-12.5	231/231	0
3	9	17 single family church	R-90	32/32	0
4	8	vacant	R-90/TDR-5	28/40	12
5	16	vacant	R-60	80/80	0
6	5	vacant	R-90/TDR-5	18/25	7
7	80	vacant	R-90/TDR-6 ²	288/480	192
8	54	vacant	R-90/TDR-6	194/324	130
9	3	1 single family	R-200/TDR-5 ³	6/15	9
10	25	100 single family	R-60	100/100	0
11	10	vacant school site	R-200	20/20	0
12	27	12 single family	R-200/TDR-4	97/108	11
13	(city of Gaithersburg not included in calculations)				
TOTALS	259			1096/1457	361
FLOWER HILL DISTRICT					
14	42	Upper County Community Center, Longview Special School, parkland	R-60	0	0
15	27	vacant	R-60	135/135	0
16	10	vacant; Flower Hill	R-60	50/50	0
17 & 18	23	vacant; Flower Hill	R-90/TDR-5	83/115	32
19	17	13 single family	R-200	34/34	0
20	8	6 single family	R-200/TDR-4	16/32	16

¹ Densities indicated are the maximum permissible, without the bonus for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5% MPDU's, in which case a density increase of up to 20% and optional development standards and unit types are permitted. Densities do not reflect cluster densities.

² The Plan recommends single family detached units at 4 units per acre near the town of Washington Grove's Forest Preserve.

³ If developed in combination with other property, the Plan recommends TDR-5.



MEMORANDUM

TO: Ollie K. Mumpower
City of Gaithersburg

CC: John Paukstis,
Executive Director
Habitat for Humanity

Stuart Barr, Esq.
Lerch, Early & Brewer, Chtd.

FROM: Christopher L. Kabatt, P.E.

DATE: August 6, 2010

RE: Habitat for Humanity – Emory Grove Road
Gaithersburg, Maryland

Introduction

This memorandum provides a traffic statement for the proposed residential subdivision, located south of Emory Grove Road, at the Strawberry Knoll Road intersection, in Montgomery County, Maryland. The proposed plan consists of 19 townhouses and the land is to be annexed into the City of Gaithersburg.

This traffic statement was based on the Gaithersburg Traffic Impact Study Standards and Regulation. The standards state that a traffic impact study shall be required for any new development that generates 30 or more total weekday trips during the peak hour of the morning and/or evening peak period. Based on these standards and the estimate of site trips discussed below, a traffic impact study is not required for this development case.

Trip Generation Analysis

The number of trips generated by the proposed project was estimated based on trip rates for townhouses shown in Table A-4 in Appendix A of Montgomery County's Local Area Transportation Review and Policy Area Mobility Review Guidelines. The 19 townhouses would generate 8 (1 in and 7 out) AM peak hour trips and 9 (6 in and 3 out) PM peak hour trips. The peak hour is the peak 60 minute period of adjacent roadway traffic between 6:30 AM and 9:30 AM and between 4:00 PM and 7:00 PM.

Since the 19 townhouses will not generate 30 or more trips during the AM or PM peak hour, the project does not have a measurable traffic impact on the local area. Therefore, a traffic study is not required.

Please contact Chris Kabatt at Wells + Associates with any questions regarding this memorandum.



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: JACKSON PROPERTY Preliminary Plan Number: 1-

Street Name: EMONY GROVE RD Master Plan Road Classification: PRIMARY

Posted Speed Limit: 35' mph

Street/Driveway #1 (_____) Street/Driveway #2 (_____)

Sight Distance (feet) OK?
 Right 252 ✓
 Left 410 ✓

Sight Distance (feet) OK?
 Right _____
 Left _____

Comments: _____

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

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

[Signature]

7/1/10

Signature
PLS #10850
 PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved

Disapproved:

By: _____

Date: _____

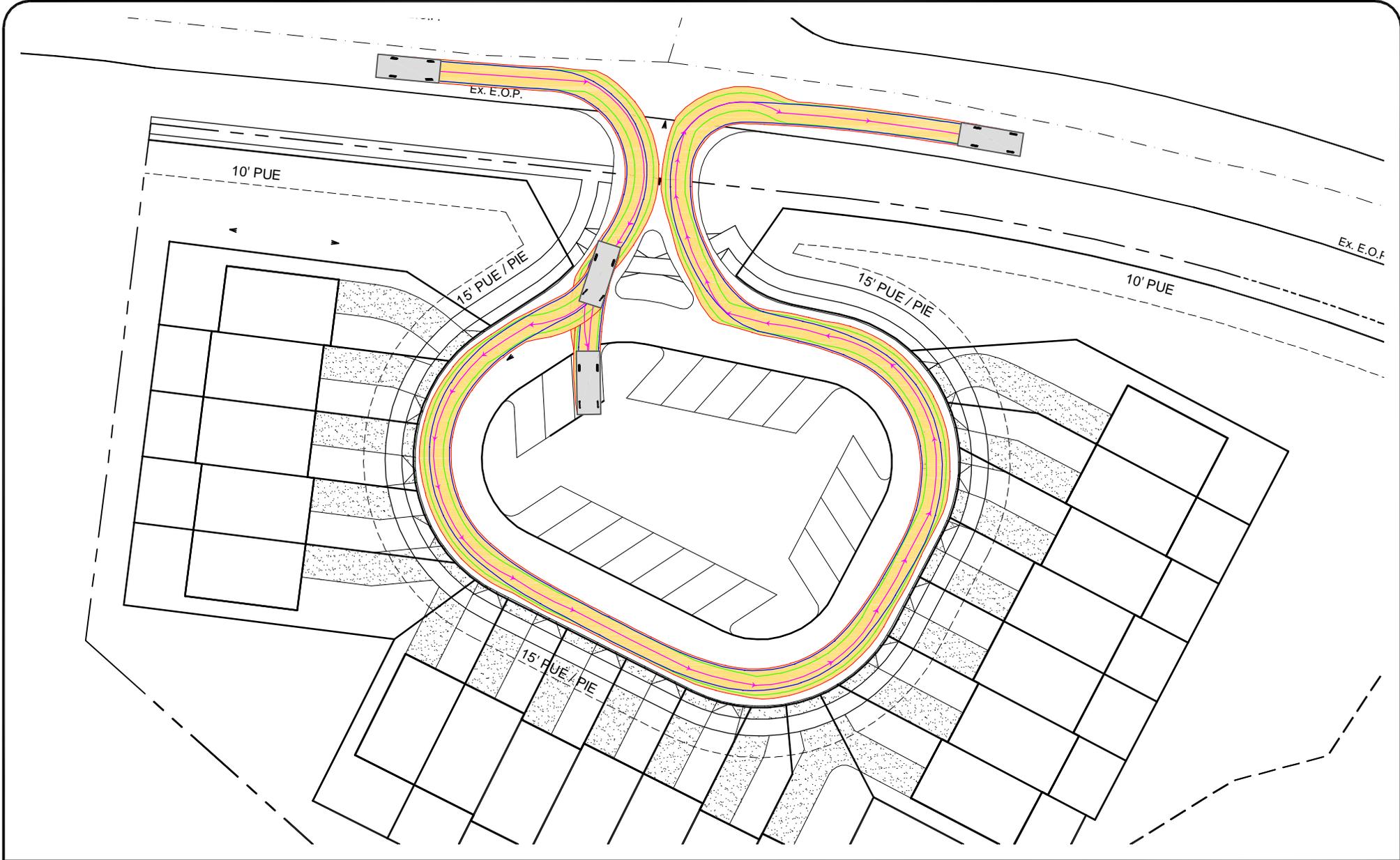


Diagram 1
19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



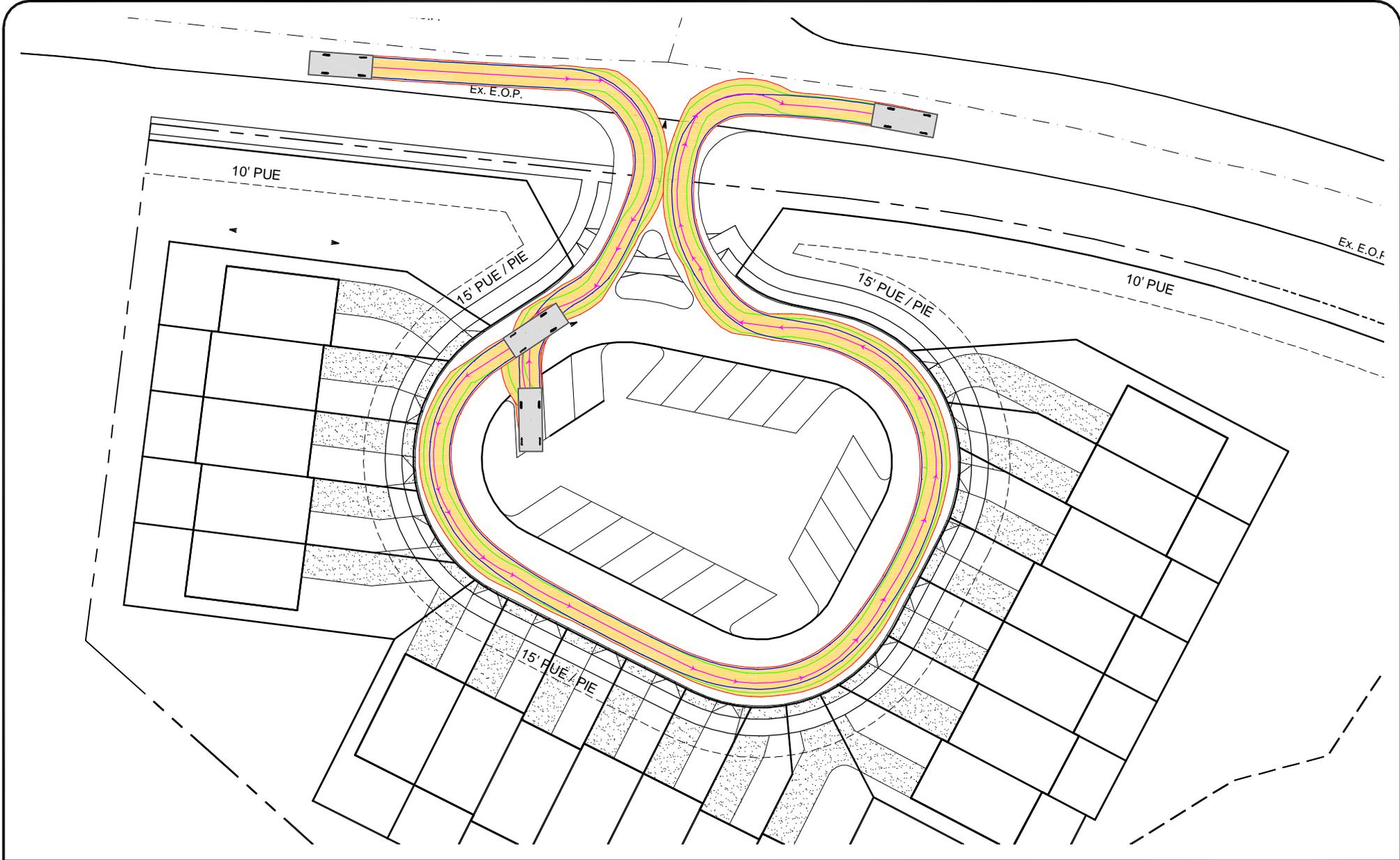


Diagram 2
19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- > Directional Path
- Vehicle Path



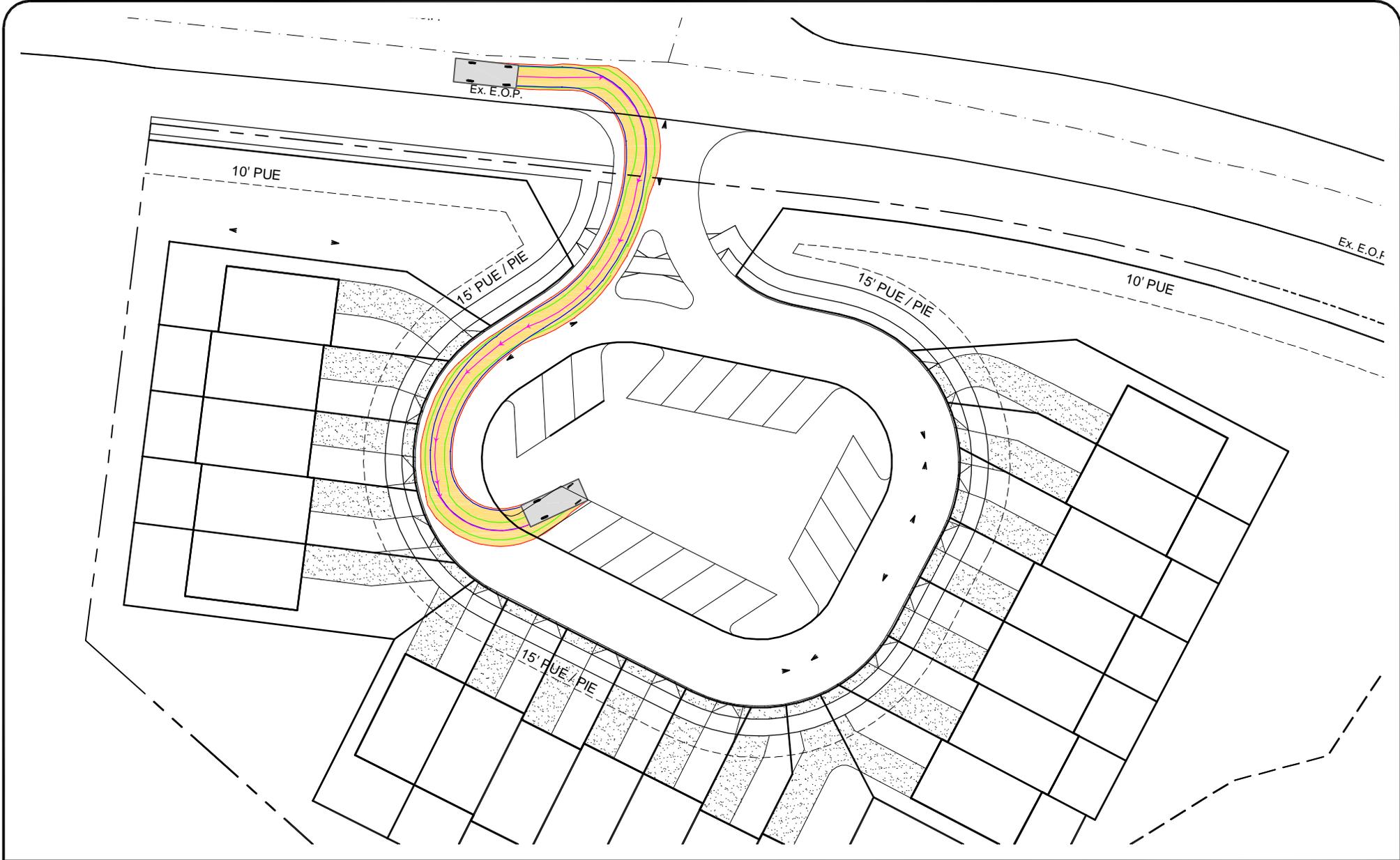


Diagram 3
19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



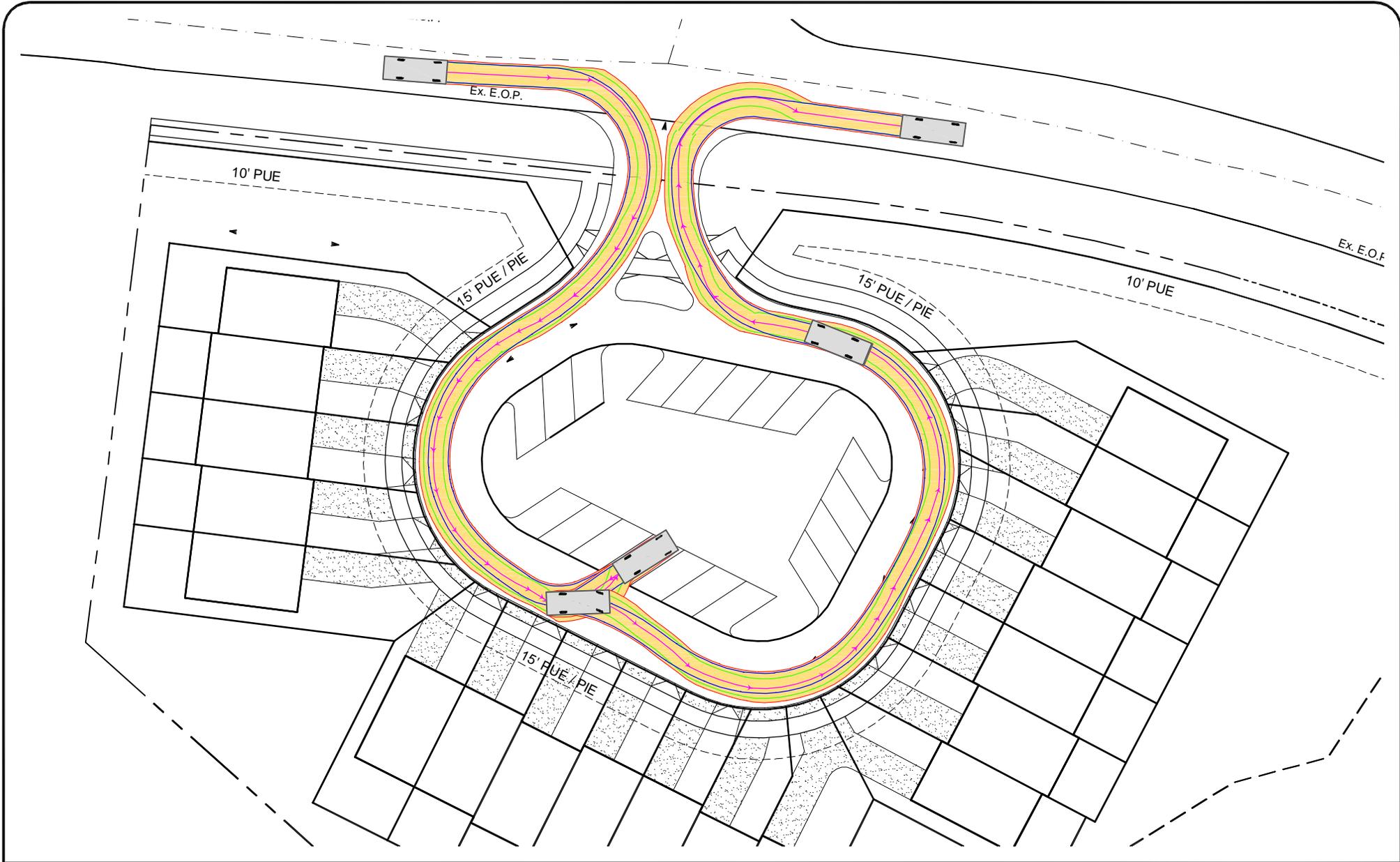


Diagram 4
 19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



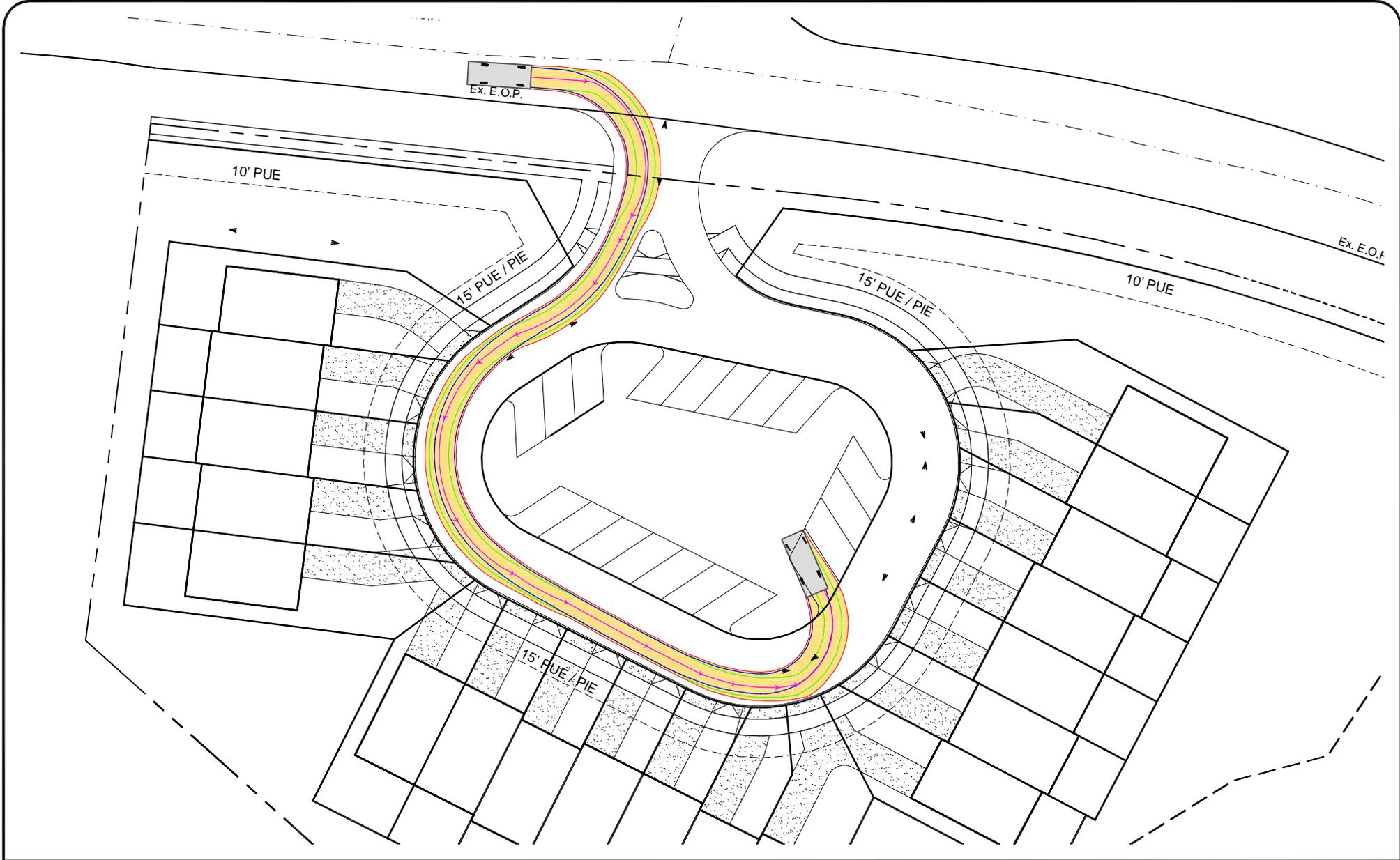


Diagram 5
19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



North

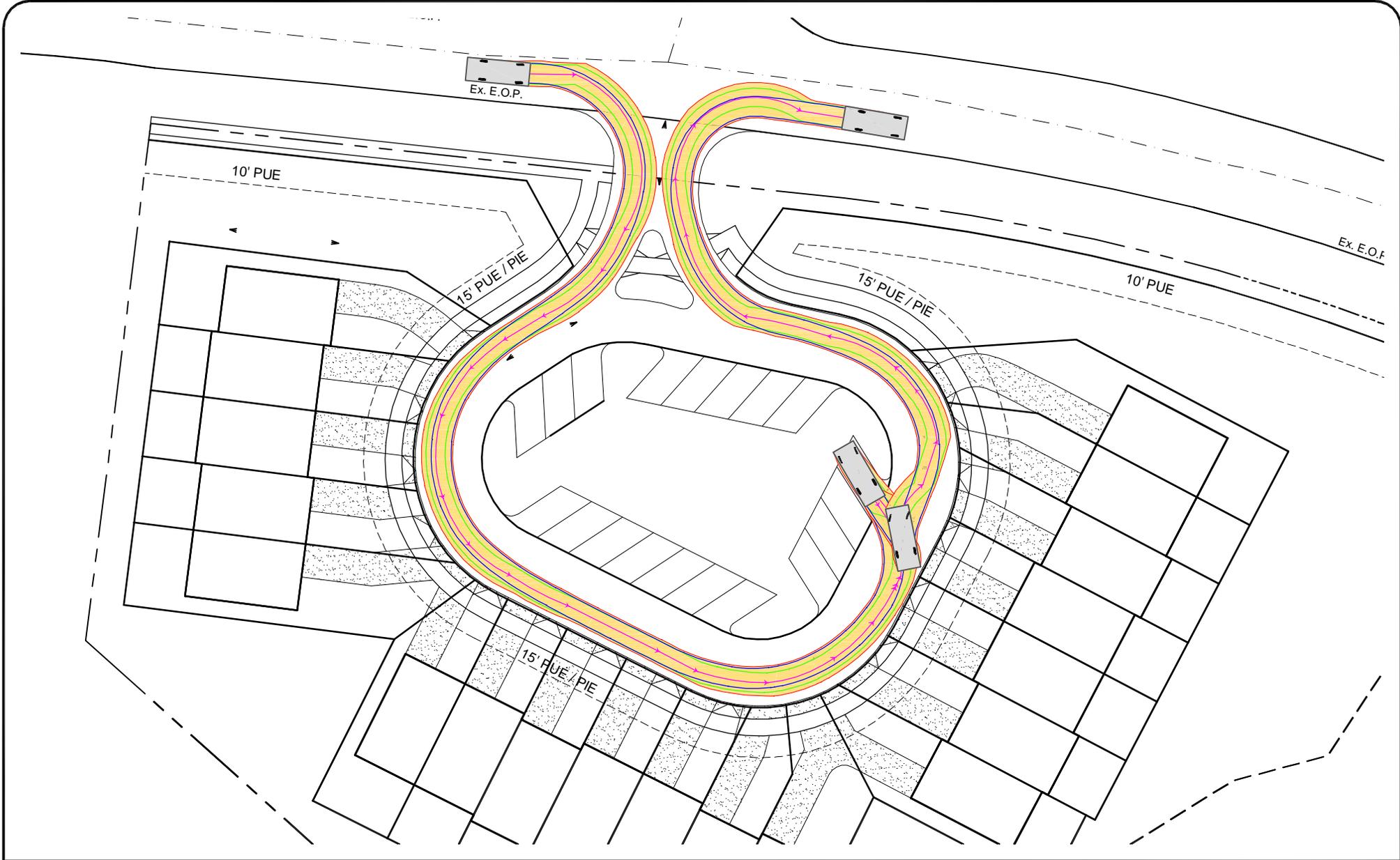


Diagram 6
19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



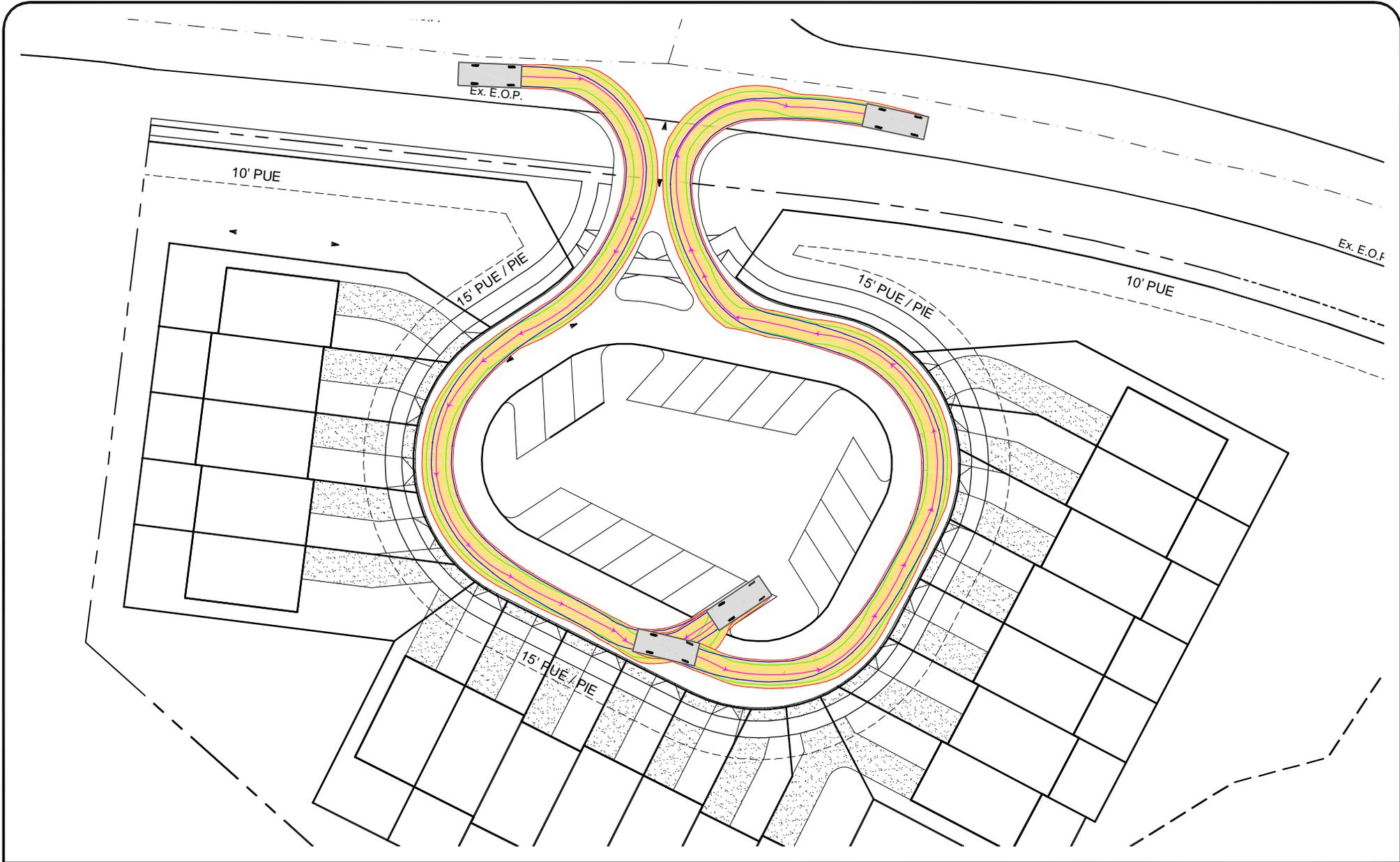


Diagram 7
 19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



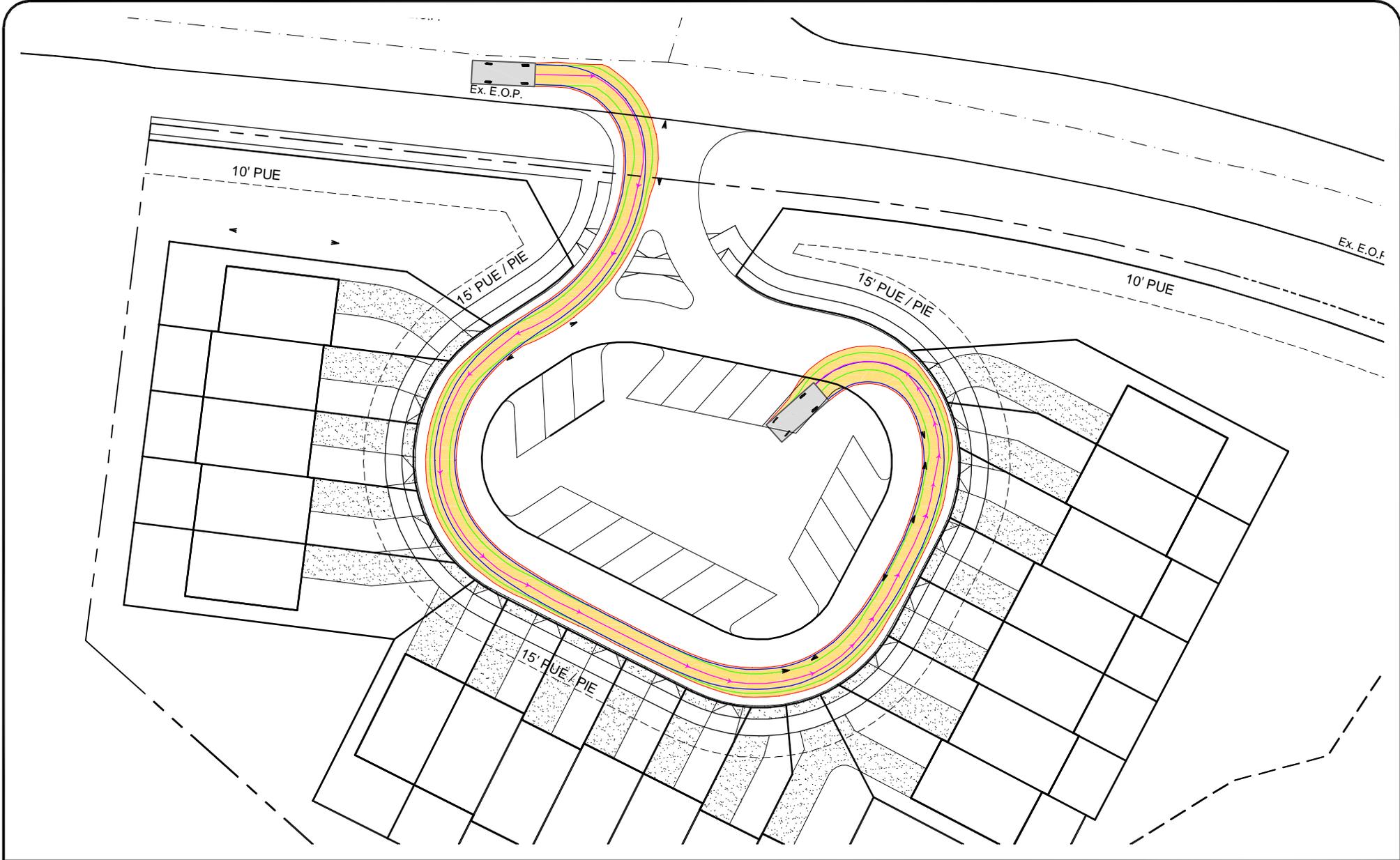


Diagram 8
19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



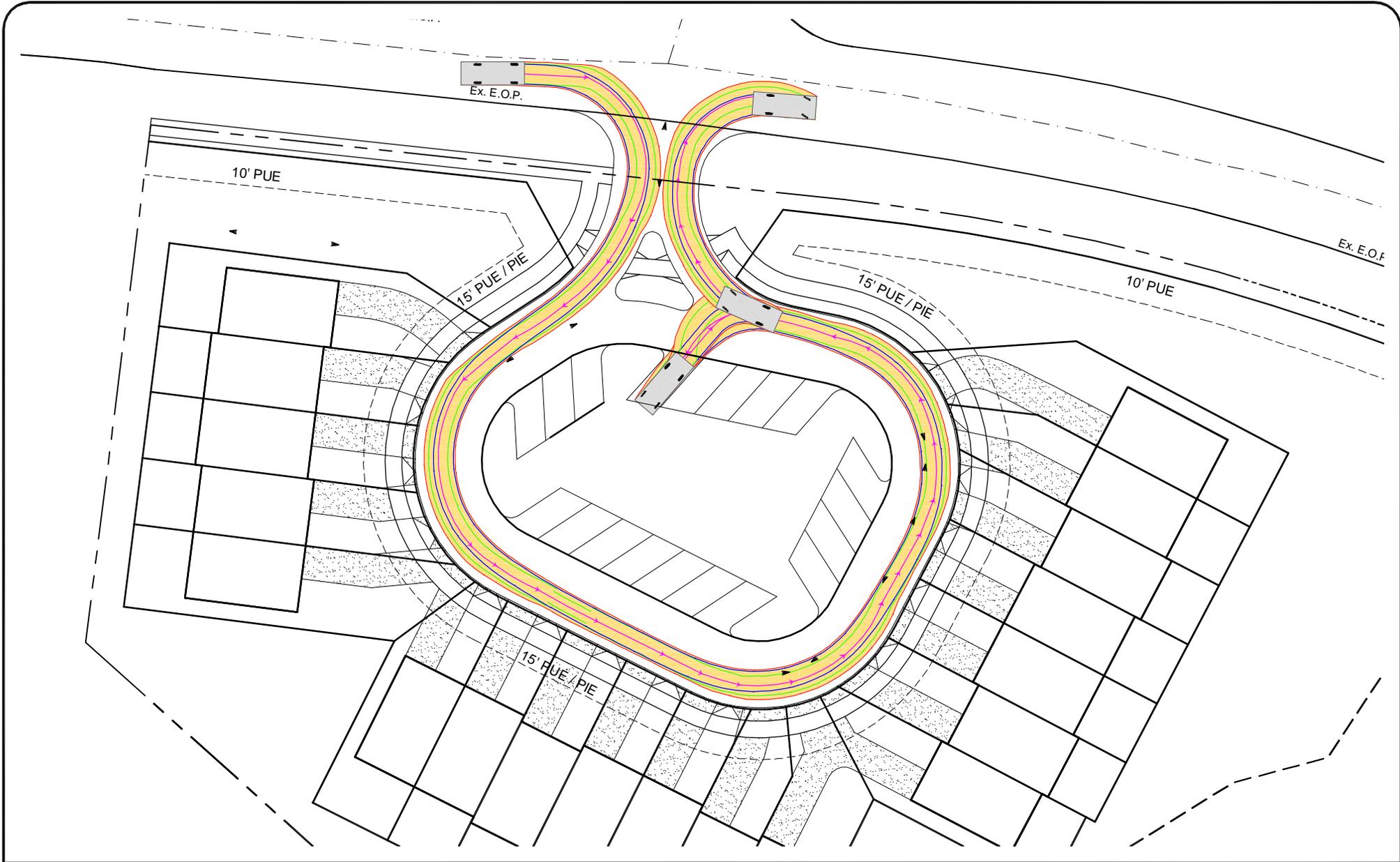


Diagram 9
19' Passenger Vehicle Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



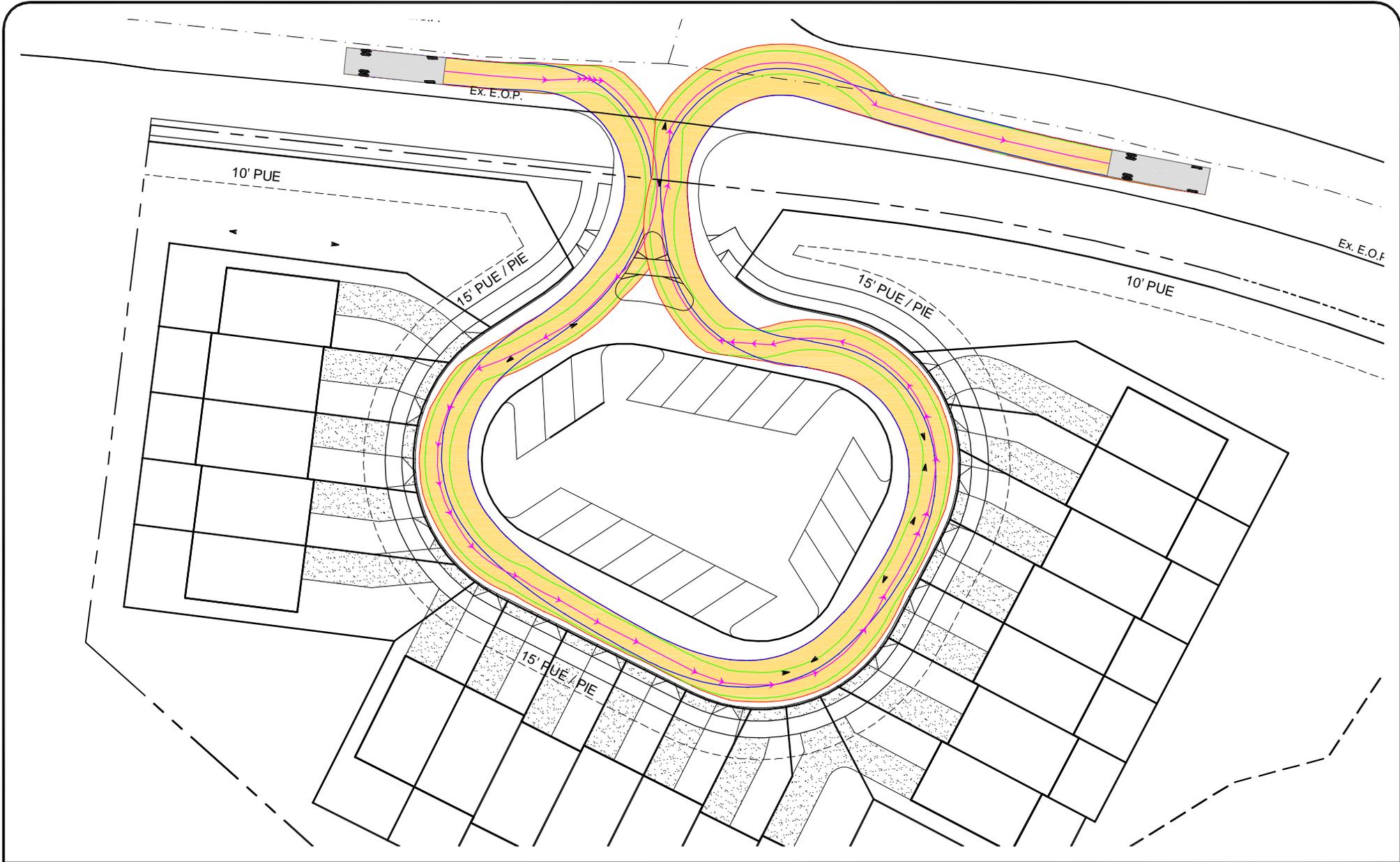


Diagram 10
 30' Single Unit Truck (SU30) Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



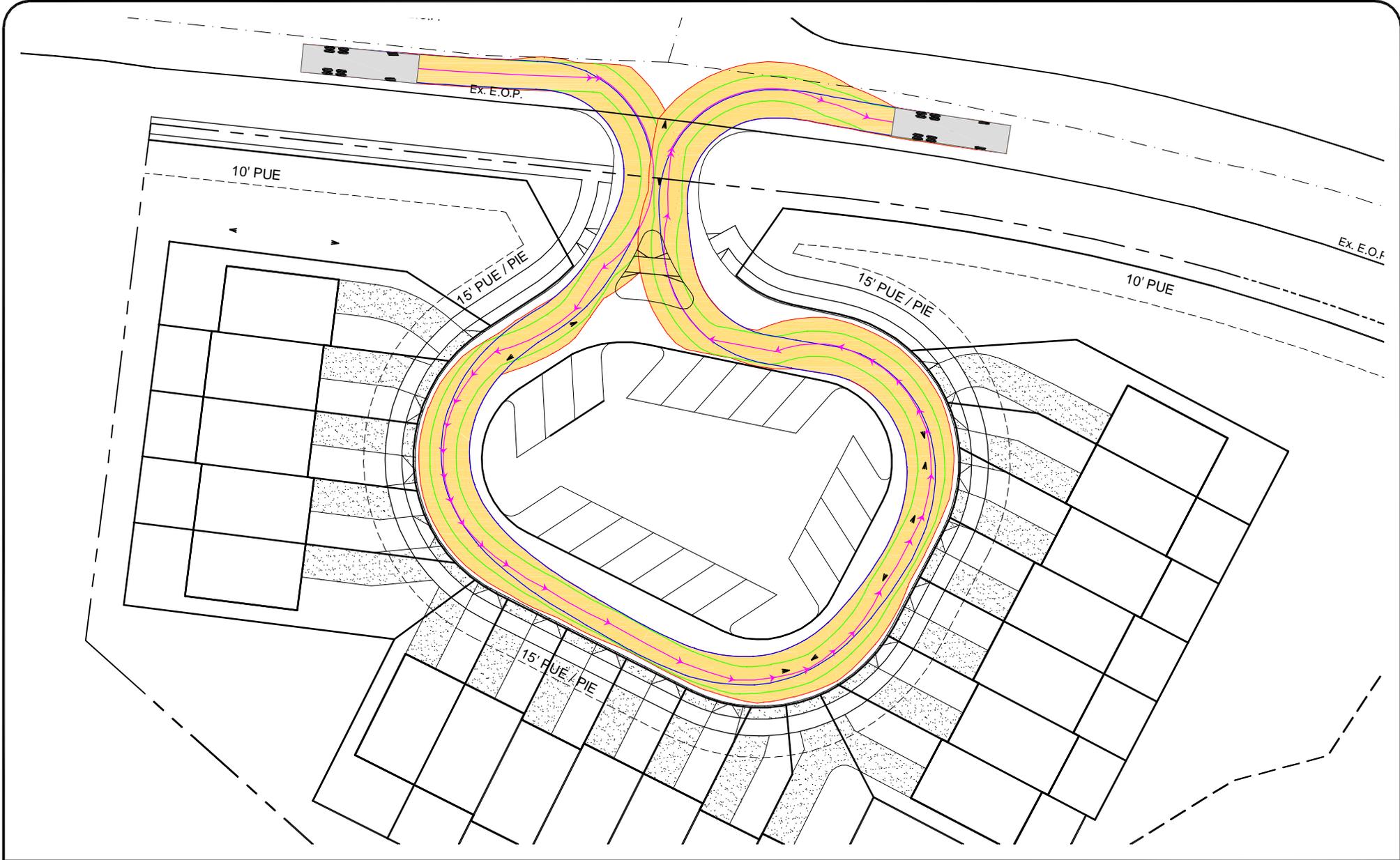


Diagram 11
 35' Refuse Truck Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



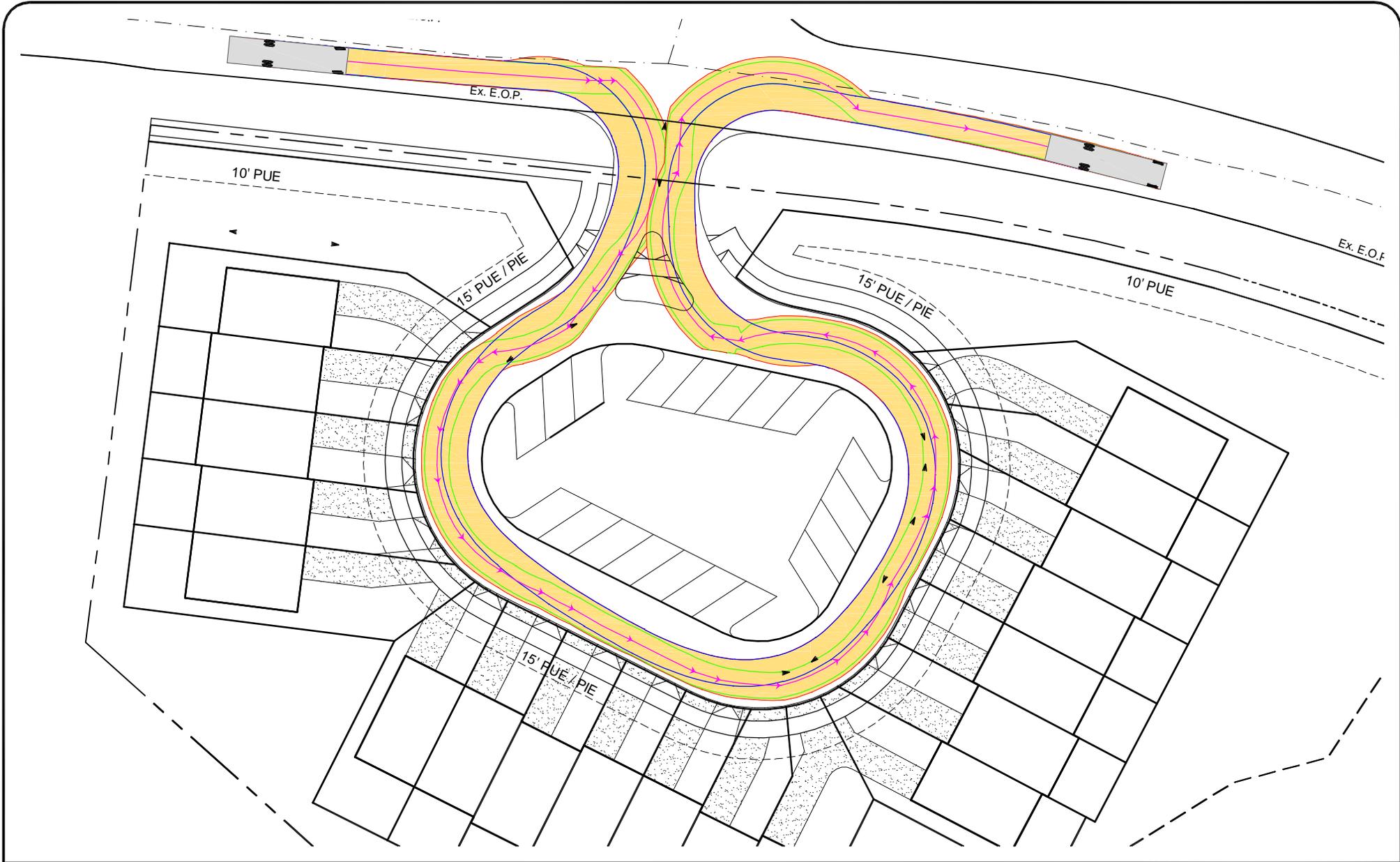


Diagram 12
36' School Bus Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path



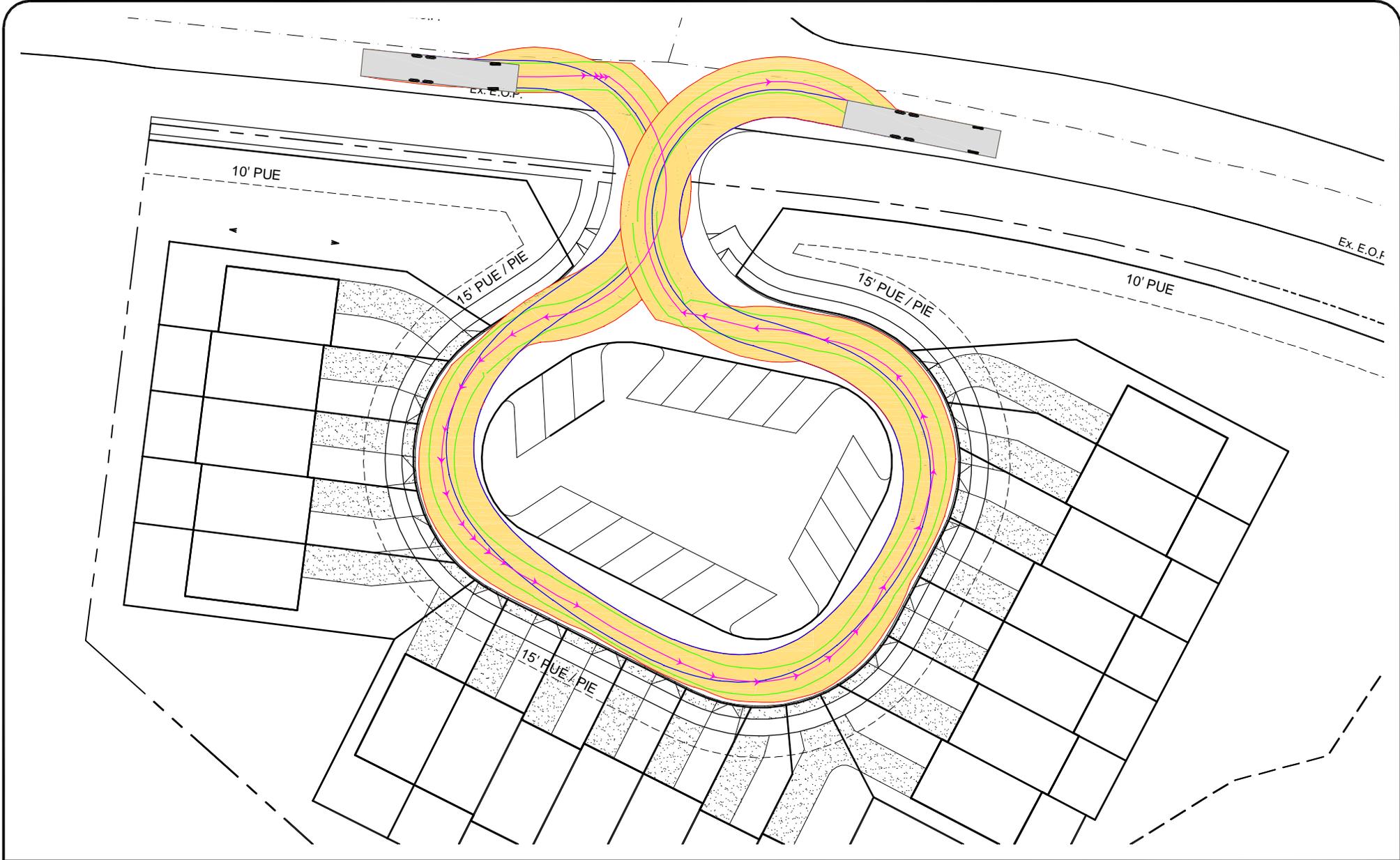


Diagram 13
 47.0" Fire Truck (Aerial Tower 729) Swept Area Diagram

- Vehicle Body
- Front Tire Tread
- Rear Tire Tread
- Directional Path
- Vehicle Path

