



N.T.S.

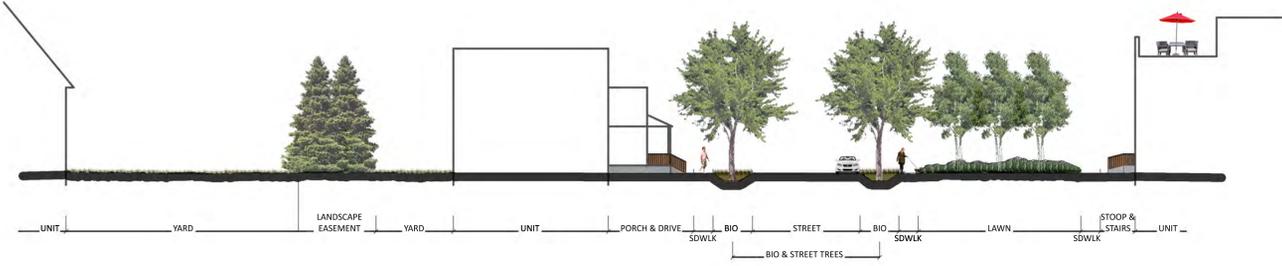


REVISED EXIT/ENTRANCE

- 14' inbound lane
- 2 left outbound ~ queuing for 7 vehicles each, total 14 vehicles
- 1 right outbound ~ queuing for 7 vehicles
- Channelized flow ~ closed access to/from first



SECTION A: ENTRY ELEVATION
1" = 10'



SECTION B: TYPICAL SECTION
1" = 30'

Mayor and City Council
X-7067-2015
101

RECREATION POSSIBILITIES

- 9,922 SF Playground
- 43,925 SF open field
- Bocce court
- Adequate street parking for visitors
- Walking paths
- Seating areas
- Picnic area



From: drjaymo@aol.com
To: [Planning External Mailing; councilmember.rice@montgomerycountymd.gov; CityHall External Mail;](mailto:planning@montgomerycountymd.gov)
councilmember.katz@montgomerycountymd.gov
Subject: DENY MAGRUDER ANNEXATION
Date: Sunday, May 01, 2016 10:06:40 PM

As a member of the North Potomac community, I beg you to deny the Magruder and Johnson property annexation requests. Annexing those properties will increase the traffic and crowding, which is already a problem. It will create a dangerous situation for kids walking to and from the high school. It will change the whole character of the area. As a resident living off of Jones Lane, the corner of 28/QO Rd is OUR little town and we don't want it to change. The schools are already overcrowded and adding more housing is absolutely insane.

Deny the annexation requests.

Jayme Holstein, MD
Altice Ct.
North Potomac, MD

From: [Sze, Deborah](#)
To: [Planning External Mailing; councilmember.katz@montgomerycountymd.gov;](#)
[councilmember.rice@montgomerycountymd.gov; CityHall External Mail](#)
Subject: RE Annexation of Property and Johnson Family Development
Date: Monday, May 02, 2016 11:45:16 AM

I am a property owner in the Willow Ridge subdivision of Gaithersburg. I am very concerned about the negative consequences related to the development plans for the Johnson family property and also for the annexation of properties at the Rt 28 & Quince Orchard Road area. The development of the property and the annexation will have negative consequences for homeowners in the immediate area, and for homeowners going west towards Poolesville:

1. Increased traffic congestion on Rt 28 and west. This area is already a congested mess.
2. Increased headcount at local schools in the Quince Orchard cluster that are not able to handle an influx of additional students.
3. The effect of having multiple story residential buildings in an area that is currently all single family homes and townhomes will change forever the face of this community. People moved out here – many of us long ago – because it was single story residential.

The property owned by the Johnson family property should be kept at R200 30 singles homes and no more, and the annexation should involve a higher level of study insofar as traffic and school populations are concerned. I believe this in the best interest of those who live in this area.

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Thank you.

Deborah Sze

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From: [Jill Straniero](#)
To: [Planning External Mailing](#)
Subject: Magruder & Johnson Properties
Date: Monday, May 02, 2016 11:52:32 AM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 16100 Riffle Ford Road and my children attend Thurgood Marshall ES and Ridgeview Middle School. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
- 2.) I also believe that the plan to annex the entire intersection at Route 124 and Route 28 is only attempting to create a larger "land bridge" that will somehow justify the future annexation of the enclave known as the Johnson Property -- which has already been provided as a reason by the Montgomery County Planning Board to NOT allow annexation into City of Gaithersburg.
- 3.) I am also against higher density of commercial properties to be built at that intersection, which does not fit the County's master plan and the suburban feel of the neighborhoods. This could also could create a safety hazard for students at the adjacent Quince Orchard High School.
- 4.) Plus with the MXD zoning it could allow for future revision to add residential properties, which could increase school population at our already overcrowded schools in the area. (TMES, RCES, etc.)
- 5.) Plus with increased density comes increased traffic and pedestrian safety, with schools and residents at an already congested intersection.

I am formally requesting that the Magruder annexation proposal be sent back to the Montgomery County Planning Department for review once again due to the many revisions that have taken place after the approval by the County. Thank you and I hope that City of Gaithersburg understands, respects and takes into consideration the viewpoints of the residents who live and work at this intersection every day.

Regards,
Jill Straniero

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Jill C. Straniero
301-814-9700

From: [Steve & Roxana Dubin](#)
To: [Planning External Mailing](#)
Subject: Magruder and Johnson properties
Date: Monday, May 02, 2016 12:51:32 PM

Dear City Planner and esteemed City Councilmembers with City of Gaithersburg,

I am a concerned resident at 12212 Morning Light Terrace Gaithersburg and my children attend TMES, RMS and QOHS. I am writing this letter against annexation approval of the Magruder properties by the City of Gaithersburg for these reasons:

- 1.) After finding out that the M&T Bank property will not be included in the annexation into City of Gaithersburg, I feel that this will create an illegal enclave that will be completely surrounded by the City of Gaithersburg being annexed. I request that this be reviewed once again by Montgomery County to approve the legality and feasibility of the enclave to exist.
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Regards,

Stephen Dubin

Sent from my iPhone