



Z-7187-2015  
11/20/15

**PLANNING AND CODE ADMINISTRATION**

City of Gaithersburg · 31 South Summit Avenue · Gaithersburg, Maryland 20877 · Telephone: (301) 258-6330 · Fax: (301) 258-6336  
[plancode@gaitthersburgmd.gov](mailto:plancode@gaitthersburgmd.gov) · [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)

**ZONING MAP AMENDMENT APPLICATION**

*All information must be complete to initiate processing of application*

**SUBJECT PROPERTY**

Street Address or Location Gaithersburg, MD - east of Exchange Avenue and south of Interstate 270

**APPLICANT/BILLING CONTACT**

Business Name Craftmark Homes

Primary Contact Chris Malm

Street Address 1355 Beverly Road

Suite No. 330

City McLean

State

Virginia

Zip Code 22101

Telephone Numbers: Work (703) 917-6320

Cell \_\_\_\_\_

E-mail Address cmalm@CraftmarkHomes.com

**OWNER**

Business Name \_\_\_\_\_

Primary Contact \_\_\_\_\_

Street Address \_\_\_\_\_

Suite No. \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Telephone Numbers: Work \_\_\_\_\_

Cell \_\_\_\_\_

E-mail Address \_\_\_\_\_

**DEVELOPER**

Business Name Craftmark Homes

Primary Contact Chris Malm

Street Address 1355 Beverly Road

Suite No. 330

City McLean

State

Virginia

Zip Code 22101

Telephone Numbers: Work (703) 917-6320

Cell \_\_\_\_\_

E-mail Address cmalm@CraftmarkHomes.com

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**AMENDMENT METHOD: (complete information for only one method)**

**Standard Re-Zoning Method**

Existing Zone \_\_\_\_\_ Proposed Zone \_\_\_\_\_ Number of Acres to Re-Zone \_\_\_\_\_

**Standard Re-Zoning Optional Method**

Existing Zone \_\_\_\_\_ Proposed Zone \_\_\_\_\_

**SITE DETAILS:**

Site Area Sq. Ft.	_____	Commercial Sq. Ft.	_____	Number of Dwelling Units/Lot	_____
Site Area Acres	_____	Industrial Sq. Ft.	_____	Number of Dwelling Units/Acre	_____
Green Area Sq. Ft.	_____			Height of Tallest Building (Ft.)	_____
Green Area %	_____			Height of Tallest Building (Stories)	_____

**MXD with Sketch Plan Method**

Site Plan to Amend \_\_\_\_\_

Existing Zone MXD Proposed Zone \_\_\_\_\_

<b>SITE DETAILS:</b>	Maximum	Minimum		Maximum	Minimum
Site Area Sq. Ft.	248.020	_____	Number of Dwelling Units/Lot	73	63
Site Area Acres	5.69	_____	Number of Dwelling Units/Acre	12.83	11.07
Green Area Sq. Ft.	_____	99,208	Height of Tallest Building (Ft.)	35	_____
Green Area %	_____	40	Height of Tallest Building (Stories)	3	_____
Commercial Sq. Ft.	_____	0			
Institutional Sq. Ft.	_____	0			

**PROJECT DESCRIPTION**

The development of around 63-73 residential townhouse units and providing access to the adjacent park.

See Next Page for Submission Requirements

**THIS CHECKLIST IS A GENERAL GUIDE FOR ITEMS THAT ARE TYPICALLY REQUIRED FOR APPLICATIONS. PLEASE REFER TO CHAPTER 24, SECTION 196 (c) OF THE CITY CODE FOR COMPLETE REQUIREMENTS OR CONTACT PLANNING STAFF AT 301-258-6330 FOR FURTHER CLARIFICATION.**

**SUBMISSION REQUIREMENTS**

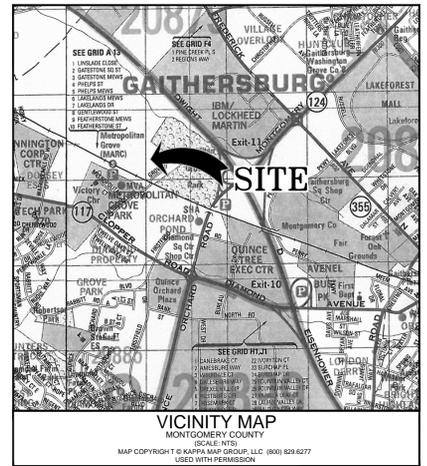
- **Map or Plat, Five (5) hard copies, One (1) digital (DWF preferred) or PDF**
- **Legal Metes and Bounds, One (1) digital copy, PDF**
- **List of Affected Property Owners with Addresses, One (1) digital copy, PDF**
- **Applicant Statement**

**If Optional Method Also Submit:**

- **Site, Architectural and Detail Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF**
- **Preliminary Affordable Housing Plan**
- **Preliminary Stormwater Management Plans, Three (3) hard copies, One (1) digital copy (DWF preferred) or PDF**
- **Preliminary Traffic Impact Study**
- **Other Planning Commission Requested Material**

**If MXD Zone Also Submit:**

- **Site, Architectural and Detail Plan, Five (5) hard copies, One (1) digital copy (DWF preferred) or PDF**
- **Concept Stormwater Management Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF**
- **Approved NRI and FSD Plans, One (1) hard copy, One (1) digital copy (DWF preferred) or PDF**
- **Proof of Compliance with MXD Regulations**
- **Other Planning Commission Requested Material**



VICINITY MAP  
MONTGOMERY COUNTY  
SCALE: 1"=50'  
MAP COPYRIGHT © KAPPA MAP GROUP, LLC (800) 829-6277  
USED WITH PERMISSION

P138  
CITY OF GAITHERSBURG  
"METROPOLITAN GROVE PARK"  
L. 04885 F. 0062  
ZONE: MXD



LEGEND	
	SITE BOUNDARY
	PROPOSED PUBLIC STREET CONNECTION
	PROPOSED PRIVATE STREET CONNECTION
	PROPOSED RESIDENTIAL TOWNHOUSES
	PROPOSED OPEN SPACE

**GENERAL NOTES**

Area: 5.69 Acres  
Parcels 238 and 241  
Zone: MXD  
Proposed Development: Residential

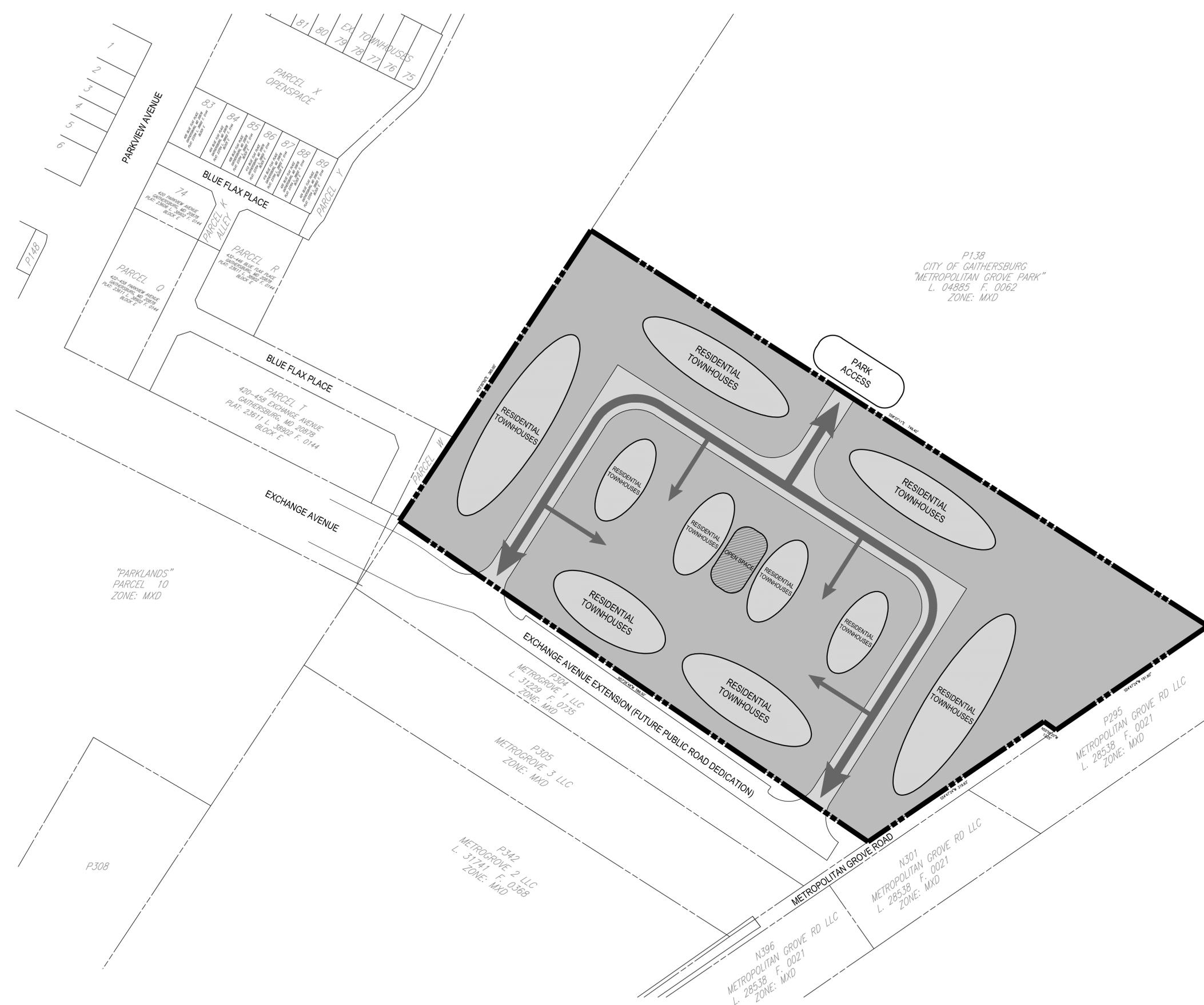
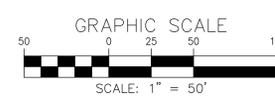
- The site is located on Tax Map FT122 and WSSC grid 224NW11.
- The site is comprised of two parcels, P238 (Tax ID #160900777202), and P241 (Tax ID #160900771546).
- Boundary Information was done by Charles P. Johnson & Associates on 6/4/2015.
- The site is located in the Middle Great Seneca Creek Watershed, Great Seneca Creek Tributary (1).
- There are no mapped FEMA, 100 year Floodplain located within the site.
- The site contains no streams or Special Protections areas.
- There are no Historic sites located within or adjacent to the site.
- The range of residential units within the proposed residential townhouse areas is from 63 units to 73 units.

SKETCH PLAN  
**METROPOLITAN GROVE ROAD PROPERTY**  
GAITHERSBURG (9th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors  
1751 Elton Rd., Ste 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: CRAFTMARK HOMES 555 BEVERLY ROAD SUITE 330 McLEAN, VA 22101	TAX MAP FT122	SITE PLAN NO.
DESIGN SPS	SHEET	OF
DRAFT SSS	1	1
DATE NOV. 2015	FILE NO.:	
SCALE 1" = 50'	45-092-110 B	

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# CPJ Charles P. Johnson & Associates, Inc.

Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Fairfax, VA

November 18, 2015

Mr. Gregory Mann  
City of Gaithersburg  
31 South Summit Avenue  
Gaithersburg, MD 20877

RE: Metropolitan Road Grove Property  
Sketch Plan submission

Dear Mr. Mann

On behalf of our client, Craftmark Homes, we are submitting a Sketch Plan for the Metropolitan Grove Road Property. The property, which is the subject of this application, is located on Tax Map FT122 and WSSC grid 224NW11. The property includes 2 parcels consisting of P238, and P241.

Property Description:

The property is located east of Exchange Avenue and south of Interstate 270. The gross tract area of the property is 248,020 square feet or 5.69 acres.

Proposed Development:

The property is located in the MXD zone. The proposed development will include 63 to 73 residential townhouses, 16 ft. and 22 ft. wide.

City of Gaithersburg Code Compliance:

As described in detail below, the Sketch Plan complies with the requirements of City Code Section 24-160D.1.

- A. *To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual development proposal, as well as ensuring that development proposed will implement the adopted master plan and other relevant planning and development policies and guidelines for the area considered for MXD zoning.*  
Proposed development will take into account policies and guidelines associated with the MXD zone.
- B. *To encourage orderly, staged development of large scale comprehensively planned multi-use developments by providing procedures for various zoning and plan approvals, including development phasing.*  
Development will occur in a single phase due to the size of the property.
- C. *To encourage design flexibility and coordination of architectural style of buildings and signage.*  
Building architecture will be developed to create an overall consistent and aesthetically appealing site plan.

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- D. *To ensure the integration and internal and external compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by uses such as commercial, recreational, open space, employment and institutional uses and amenities within a multi-use development. A multi-use development is defined as a single parcel or a group of contiguous parcels of land zoned MXD which, among the various parcels comprising that contiguous area, include residential, commercial, recreational, open space, employment and institutional uses and amenities.*  
This development includes a single use, residential. It will incorporate open space areas within the plan and will provide direct access to the adjacent city owned parkland. Although this development is separate from the adjoining development, but will work in conjunction with the surrounding uses and facilities to provide a cohesive development to enhance to overall residential environment.
- E. *To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating higher standards of land planning and site design than could be accomplished under conventional zoning categories and to provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures.*  
A high standard of land planning and site design will be incorporated in to each stage of development.
- F. *To encourage the efficient use of land by: locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and encouraging pedestrian and other non-vehicular circulation systems; retaining and providing useable open space and active recreation areas close to employment and residential populations; and providing for the development of comprehensive non-vehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities.*  
Open spaces will be incorporated into the site plan. Existing recreational areas, open spaces, non-vehicular circulation systems, and public facilities from the neighboring developments are also all in walking distance and can be easily accessed.
- G. *To provide a superior natural environment by the preservation of trees, natural topographic and geologic features, wetlands, watercourses and open spaces.*  
All possible options will be incorporated in order to provide a natural environment to the overall development.
- H. *To allow development only in a phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.*  
A single phase of development is proposed due to the type of development and size of the area.

Conclusion:

As demonstrated by this Proof of Compliance, the Sketch Plan satisfies all the applicable requirements of the City of Gaithersburg Code. The proposed project will comply with the development standards of the MXD zone. The overall site plan layout, including the townhouses, open space, landscaping, and pedestrian and vehicular circulation will be designed to be adequate, safe and efficient.

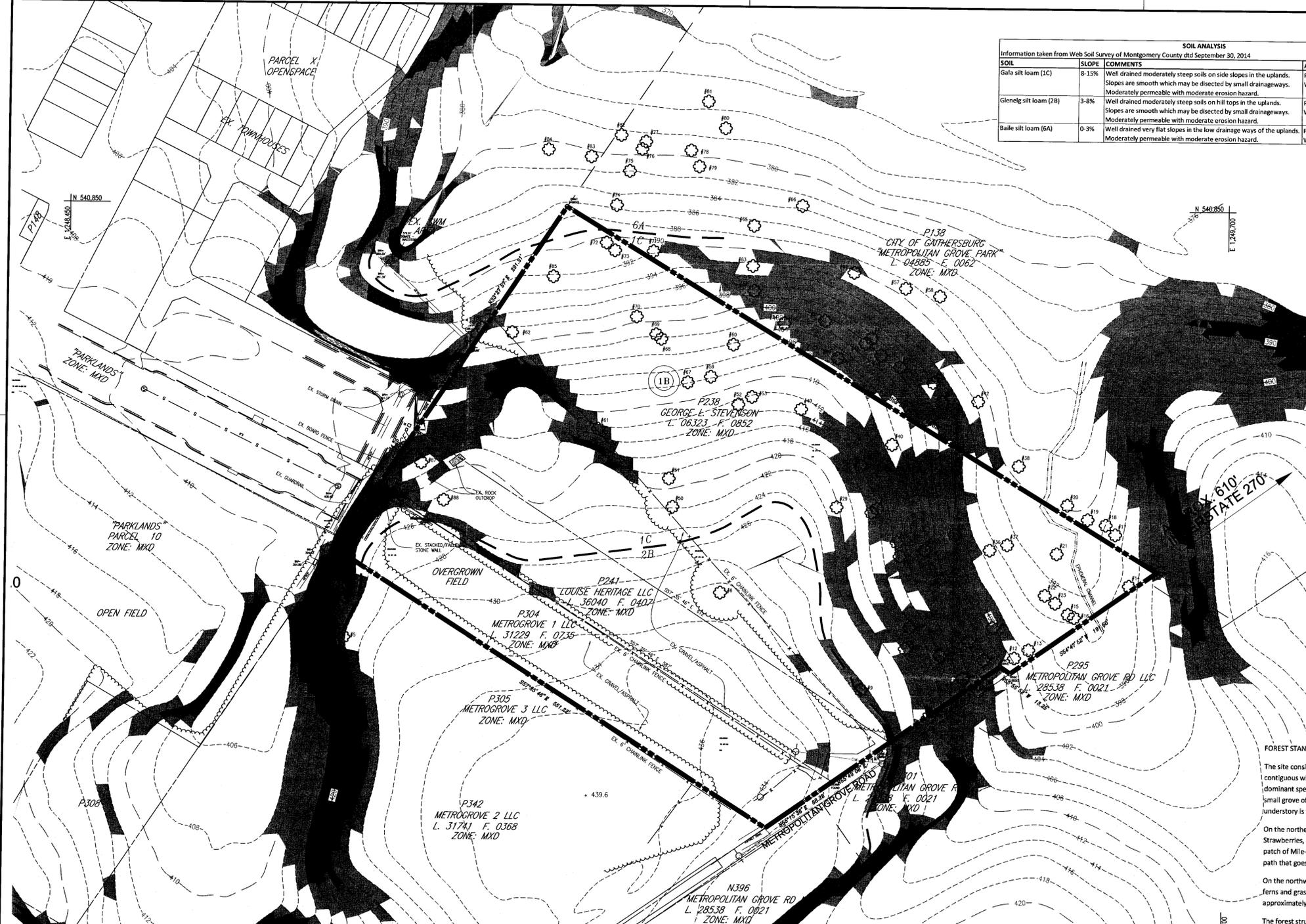
Metropolitan Road Grove Property  
Sketch Plan submission  
November 12, 2015  
Page 3 of 3

For the reasons set forth herein, we respectfully request that the City of Gaithersburg approve the requested Sketch Plan application. We appreciate your consideration of this matter.

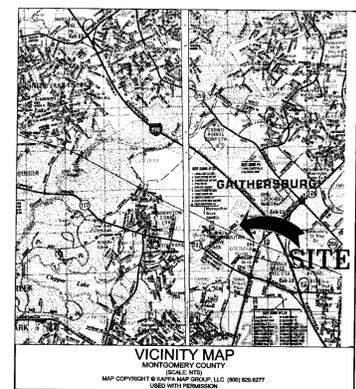
Sincerely,

A handwritten signature in blue ink that reads "Sallie P. Stewart". The signature is written in a cursive, flowing style.

Sallie P. Stewart, PLA, ASLA  
Section Head, Planning & Landscape Division



SOIL ANALYSIS			
Information taken from Web Soil Survey of Montgomery County dtd September 30, 2014			
SOIL	SLOPE	COMMENTS	AGRICULTURE
Gala silt loam (1C)	8-15%	Well drained moderately steep soils on side slopes in the uplands. Slopes are smooth which may be dissected by small drainageways. Moderately permeable with moderate erosion hazard.	Poorly suited for cultivated crops. Well suited for woodlands.
Glencle silt loam (2B)	3-8%	Well drained moderately steep soils on hill tops in the uplands. Slopes are smooth which may be dissected by small drainageways. Moderately permeable with moderate erosion hazard.	Poorly suited for cultivated crops. Well suited for woodlands.
Baile silt loam (6A)	0-3%	Well drained very flat slopes in the low drainage ways of the uplands. Moderately permeable with moderate erosion hazard.	Poorly suited for cultivated crops. Well suited for woodlands.



LEGEND	
	EX. TREELINE
	EX. CONTOURS
	EX. CHAINLINK FENCE
	EX. OVERHEAD WIRES
	EX. TELEPHONE POLE
	EX. SEWER MANHOLE
	EX. STORM DRAIN INLET
	SPECIMEN TREE 24" OR GREATER DBH
	15-25% SLOPE
	> 25% SLOPE
	ROCK OUTCROP
	SOILS
	FIELD SAMPLE POINT

**CITY OF GAITHERSBURG**  
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**NRI / FSD APPROVAL**

THE CITY OF GAITHERSBURG HEREBY GRANTS APPROVAL OF

**NATURAL RESOURCE INVENTORY/  
FOREST STAND DELINEATION**

FOR APPLICATION NO. ENV-7091-2015  
 DATE 11/6/15 BY *Dyan Backe*

**FOREST STAND SUMMARY**

The site consists of one (1) Forest Stand of approximately 3.93 acres of forest. The forest stand is contiguous with existing forest to the east on Parcel 295, and to the north with Parcel 138. The dominant species is Tulip Poplar, with a few White Oaks periodically and American Holly. There is a very small grove of Black Walnuts in the SW corner of the stand adjacent to Specimen Tree (#86). The understory is where this stand varies from northeast facing slope, to the northwest facing slope.

On the northeast facing slope the canopy is 75%, with the understory consisting of Barbary, Wild Strawberries, and grasses. The understory is thick, and approximately knee to waist high. There is also a patch of Mile-a-minute vines where the existing paving for Metropolitan Grove Road ends and the foot path that goes down the slope begins.

On the northwest facing slope the canopy opens up more to 60%, with the understory consisting of ferns and grasses with some Barbary. Again, the understory is very thick where the canopy opens up approximately knee to chest high.

The forest structure is good with strong regeneration. There is approximately 25% downed woody material, with 5%-25% herbaceous ground cover where the canopy opens up. There is also a fair amount of Invasive Plant cover that can be mitigated at Forest Conservation Plan submission.

**GENERAL NOTES**

- Area: 6.76 Acres (per Boundary Survey)
- Parcels 238, 241 and 304
- Zone: MXD
- The site is located on Tax Map FT122 and WSSC grid 224NW11.
- The site is comprised of three parcels, P238 (Tax ID #16090777202), P241 (Tax ID #16090771546), and P304 (Tax ID #16090768377).
- Topography was obtained by GIS data on 3/4/2015, 2' contours.
- Boundary information was done by Charles P. Johnson & Associates on 6/4/2015.
- Soils information was obtained from www.websoilsurvey.com on 9/30/2014.
- The site is located in the Middle Great Seneca Creek Watershed, Great Seneca Creek Tributary (I).
- There are no mapped FEMA, 100 year Floodplain located within the site.
- There are no dams, existing ponds or lakes located upstream that may inundate the site due to failure.
- No wetlands were observed on site.
- The site contains no streams or Special Protections areas.
- There are no historic sites located within or adjacent to the site.
- No Rare or Threatened Species, Critical Habitats were observed on this property. A letter of confirmation has been received from Maryland Dept. of Natural Resources dtd June 26, 2015.
- White tail deer and various bird species were observed during the site visit.
- No Significant Views or Vistas identified in the City's Master Plan are located on site.
- Existing noise or light pollution analysis' were not available at this time.
- Individual trees 24" DBH or greater were field located using DTap and verified by Mark Staniford and Sereno Sok on June 12, 2015 and June 17, 2015.
- There are no areas of significance are located on the western part of the site adjacent to existing subdivision 'Parklands'.
- The site contains one Forest Stand consisting of Tulip Poplars with some Black Walnuts and White Oaks. The Forest Structure is good with strong regeneration.

Tree List																	
Tag No	Botanical Name	Scientific Name	DBH	CRZ	Health	Crown	Root	Miscellaneous	Tag No	Botanical Name	Scientific Name	DBH	CRZ	Health	Crown	Root	Miscellaneous
1	Quercus alba	White Oak	40	60	Good	Good	Exposed	Dead limbs	46	Liriodendron tulipifera	Tulip Poplar	25	37.5	Good	Good	Good	Offsite
2	Quercus alba	White Oak	24	36	Good	Good	Exposed	Offsite	47	Liriodendron tulipifera	Tulip Poplar	25	37.5	Good	Good	Good	Offsite
3	Quercus alba	White Oak	28	42	Good	Good	Exposed	Offsite	48	Liriodendron tulipifera	Tulip Poplar	33	49.5	Good	Good	Good	Offsite
4	Quercus alba	White Oak	25	37.5	Good	Fair	Exposed	Offsite - Vines/Dead limbs	49	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Offsite
5	Quercus alba	White Oak	28	42	Fair	Good	Exposed	Offsite - Cankor	50	Acer rubra	Red Maple	32	48	Fair	Good	Good	Dead limbs
6	Quercus alba	White Oak	47	70.5	Good	Good	Good	Good	51	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Good
7	Liriodendron tulipifera	Tulip Poplar	38	57	Good	Fair	Exposed	Vines - Missing limbs	52	Liriodendron tulipifera	Tulip Poplar	29	43.5	Good	Good	Good	Good
8	Quercus alba	White Oak	47	70.5	Fair	Fair	Exposed	Vines - Missing limbs	53	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Good
9	Ostrya virginiana	Eastern Hornbeam	37	55.5	Good	Good	Good	Twin	54	Liriodendron tulipifera	Tulip Poplar	41	61.5	Good	Good	Good	Offsite
10	Liriodendron tulipifera	Tulip Poplar	24	36	Good	Good	Good	Good	55	Liriodendron tulipifera	Tulip Poplar	40	60	Good	Good	Good	Offsite
11	Liriodendron tulipifera	Tulip Poplar	42	63	Good	Good	Good	Twin	56	Liriodendron tulipifera	Tulip Poplar	34	51	Good	Good	Good	Offsite
12	Liriodendron tulipifera	Tulip Poplar	30	45	Fair	Poor	Good	Dead limbs	57	Liriodendron tulipifera	Tulip Poplar	40	60	Good	Good	Good	Offsite
13	Liriodendron tulipifera	Tulip Poplar	30	45	Fair	Poor	Fair	Dead limbs	58	Liriodendron tulipifera	Tulip Poplar	28	42	Good	Good	Good	Good
14	Liriodendron tulipifera	Tulip Poplar	30	45	Good	Fair	Good	Good	59	Liriodendron tulipifera	Tulip Poplar	41	61.5	Good	Good	Good	Twin-Offsite
15	Liriodendron tulipifera	Tulip Poplar	36	54	Good	Good	Good	Good	60	Liriodendron tulipifera	Tulip Poplar	30	45	Good	Good	Good	Good
16	Liriodendron tulipifera	Tulip Poplar	37	55.5	Good	Good	Good	Vines	61	Liriodendron tulipifera	Tulip Poplar	24	36	Poor	Poor	Poor	Quad 5th Dead
17	Liriodendron tulipifera	Tulip Poplar	31	46.5	Good	Good	Good	Good	62	Liriodendron tulipifera	Tulip Poplar	33	49.5	Good	Good	Good	Good
18	Liriodendron tulipifera	Tulip Poplar	25	37.5	Good	Good	Good	Good	63	Liriodendron tulipifera	Tulip Poplar	35	52.5	Good	Good	Good	Offsite
19	Liriodendron tulipifera	Tulip Poplar	39	58.5	Fair	Fair	Fair	Hole @ Base-Animal den	64	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Offsite
20	Liriodendron tulipifera	Tulip Poplar	25	37.5	Fair	Fair	Fair	Hole @ Base-Animal den	65	Liriodendron tulipifera	Tulip Poplar	31	46.5	Good	Good	Good	Offsite
21	Liriodendron tulipifera	Tulip Poplar	31	46.5	Good	Good	Good	Good	66	Liriodendron tulipifera	Tulip Poplar	39	58.5	Good	Good	Good	Good
22	Liriodendron tulipifera	Tulip Poplar	24	36	Good	Good	Good	Good	67	Liriodendron tulipifera	Tulip Poplar	30	45	Good	Good	Good	Twin
23	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Good	68	Liriodendron tulipifera	Tulip Poplar	26	39	Good	Good	Good	Good
24	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Good	69	Liriodendron tulipifera	Tulip Poplar	24	36	Good	Good	Good	Good
25	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Good	70	Liriodendron tulipifera	Tulip Poplar	25	37.5	Good	Good	Good	Good
26	Liriodendron tulipifera	Tulip Poplar	31	46.5	Good	Good	Good	Good	71	Liriodendron tulipifera	Tulip Poplar	42	63	Fair	Good	Cankor	Offsite
27	Liriodendron tulipifera	Tulip Poplar	34	51	Fair	Good	Good	Hole @ Base-Animal den	72	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Good
28	Liriodendron tulipifera	Tulip Poplar	41	61.5	Good	Good	Good	Good	73	Liriodendron tulipifera	Tulip Poplar	51	76.5	Fair	Dead Limb	Good	Twin
29	Liriodendron tulipifera	Tulip Poplar	31	46.5	Dead	Good	Good	Good	74	Liriodendron tulipifera	Tulip Poplar	32	48	Good	Good	Good	Offsite
30	Liriodendron tulipifera	Tulip Poplar	31	46.5	Good	Good	Good	Good	75	Liriodendron tulipifera	Tulip Poplar	35	52.5	Good	Good	Good	Offsite
31	Liriodendron tulipifera	Tulip Poplar	24	36	Good	Good	Good	Good	76	Liriodendron tulipifera	Tulip Poplar	34	51	Fair	Dead Limb	Good	Offsite
32	Liriodendron tulipifera	Tulip Poplar	32	48	Good	Good	Good	Twin	77	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Offsite
33	Liriodendron tulipifera	Tulip Poplar	30	45	Good	Good	Good	Vines	78	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Offsite
34	Liriodendron tulipifera	Tulip Poplar	25	37.5	Good	Good	Good	Good	79	Liriodendron tulipifera	Tulip Poplar	32	48	Good	Good	Good	Offsite
35	Liriodendron tulipifera	Tulip Poplar	35	52.5	Good	Good	Good	Good	80	Liriodendron tulipifera	Tulip Poplar	26	39	Good	Good	Good	Good
36	Liriodendron tulipifera	Tulip Poplar	37	55.5	Good	Good	Good	Twin	81	Liriodendron tulipifera	Tulip Poplar	28	42	Good	Good	Good	Offsite
37	Liriodendron tulipifera	Tulip Poplar	32	48	Good	Good	Good	Good	82	Liriodendron tulipifera	Tulip Poplar	37	55.5	Poor	Dead Limb	Good	Cankor-Offsite
38	Liriodendron tulipifera	Tulip Poplar	34	51	Fair	Fair	Poor	Hole @ Base-Animal den	83	Quercus rubra	Red Oak	41	61.5	Good	Good	Good	Offsite
39	Liriodendron tulipifera	Tulip Poplar	28	42	Good	Good	Good	Good	84	Liriodendron tulipifera	Tulip Poplar	24	36	Good	Good	Good	Good
40	Liriodendron tulipifera	Tulip Poplar	40	60	Fair	Fair	Good	Twin-Dead limbs	85	Liriodendron tulipifera	Tulip Poplar	45	67.5	Fair	Good	Good	Twin-Vines
41	Liriodendron tulipifera	Tulip Poplar	34	51	Good	Good	Good	Good	86	Liriodendron tulipifera	Tulip Poplar	26	39	Good	Good	Good	Good
42	Liriodendron tulipifera	Tulip Poplar	28	42	Good	Good	Good	Good	87	Liriodendron tulipifera	Tulip Poplar	26	39	Good	Good	Good	Good
43	Liriodendron tulipifera	Tulip Poplar	33	49.5	Good	Good	Good	Good	88	Liriodendron tulipifera	Tulip Poplar	27	40.5	Dead	Good	Good	Good
44	Liriodendron tulipifera	Tulip Poplar	35	52.5	Good	Good	Good	Good									
45	Liriodendron tulipifera	Tulip Poplar	27	40.5	Good	Good	Good	Good									

**MARYLAND**  
DEPARTMENT OF  
NATURAL RESOURCES

June 26, 2015

Sally Hagan, Governor  
 Reed A. Beatty, Lt. Governor  
 Mark A. Ball, Secretary  
 Frank W. Swann, III, Deputy Secretary

Environmental Review for Metropolitan Grove Road Property, Tax Map FT 122  
 Parcels 238, 241, and 304, Gaithersburg, Montgomery County, MD.

Dear Mr. Stewart:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures of this site. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been completed.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 369-8373.

Sincerely,  
*Lois G. Byrnes*  
 Lois G. Byrnes, Esq.  
 Environmental Services Coordinator  
 Wildlife and Heritage Service  
 MD Dept. of Natural Resources

Field Sampling  
Data Sheet

Project Name: METROPOLITAN GROVE ROAD  
 Property Owner: CHARLES P. JOHNSON AND ASSOCIATES  
 Survey Date: 6/12/15  
 Surveyor: CHARLES P. JOHNSON AND ASSOCIATES  
 Project Location: 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MD 20877  
 Parcel Numbers: P238, P241, P304  
 Survey Method: VISUAL SURVEY  
 Survey Time: 10:00 AM - 12:00 PM  
 Survey Conditions: CLEAR, WINDY  
 Survey Notes: VERY THICK UNDERSTORY, UNDERSTORY VINES, KALEB-COST HIGH

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**LANDSCAPE ARCHITECT CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAN IS  
 PREPARED IN ACCORDANCE WITH  
 MONTGOMERY COUNTY FOREST  
 CONSERVATION REGULATIONS

*Charles P. Johnson*  
 CHARLES P. JOHNSON  
 REGISTERED LANDSCAPE ARCHITECT  
 MD #812  
 EXPIRES: 9/8/2015

Seal not valid without signature

**NATURAL RESOURCES INVENTORY &  
FOREST STAND DELINEATION  
METROPOLITAN GROVE  
ROAD PROPERTY  
GAITHERSBURG (9th) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND**

**CPI** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors  
 1781 Elton Rd., Ste 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
 www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: CRAFTMARK HOMES  
 1800 WOODBURY ROAD  
 SUITE 100  
 MOUNTAIN VIEW, VA 22071

WSSC GRID: 224NW11  
 DTG: FT 122

DESIGN: MISS  
 SHEET: 1 OF 1

DRAFT: MISS

DATE: JUNE 2015

SCALE: 1" = 50'

FILE NO.: 45-092-20 D

UPDATE/REVISED:  
 6/13/2015 Update project area and update B&P per final CPA Boundary Survey, SPS

Joint Hearing - MCC & PC  
 2-7187-2015  
 EX 4

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December 10, 2015

Planning and Code Administration  
Mr. Gregory P. Mann, Planner  
City of Gaithersburg  
31 South Summit Ave  
Gaithersburg, MD 20877

Re: Metropolitan Grove Road – Craftmark Homes application Z-7187-2015

Dear Greg,

I just learned that Craftmark Homes has filed a plan to build a series of low density townhomes off Metropolitan Grove Road, proposing to use properties owned by our affiliated entities to build a road, and presumably landscaping, lighting, water, sewer, stormwater, utilities and the like. This was news to me.

In reviewing their proposed zoning application, I noted that it showed the old placement for the connection of the Watkins Mills project to Metropolitan Grove Road. Over the past year, the routing of the access point to Metropolitan Grove Road has been shifted to Commerce Street, placing it adjacent to the existing CCT on the west end of the BP property to provide the users of the MARC station and the CCT direct drop-off and pick up from their station platforms and direct access to their parking deck, consistent with their planning goals. This also permits for a superior urban core experience, with areas for larger blocks and increased green space.

Importantly, the shift reduces traffic crossovers on Commerce Street, and potentially permits the inclusion of a bike lane between the CCT and Commerce Street. We wanted to let the City know the area shown in Z-7187-2015 as an extension of Exchange Avenue is not planned as a road.

Please feel free to contact me or have the applicant contact me if there are questions, comments or concerns, and have a wonderful Christmas!!

Sincerely,

*Peter*

Peter J. Henry  
BP Realty Investments, LLC