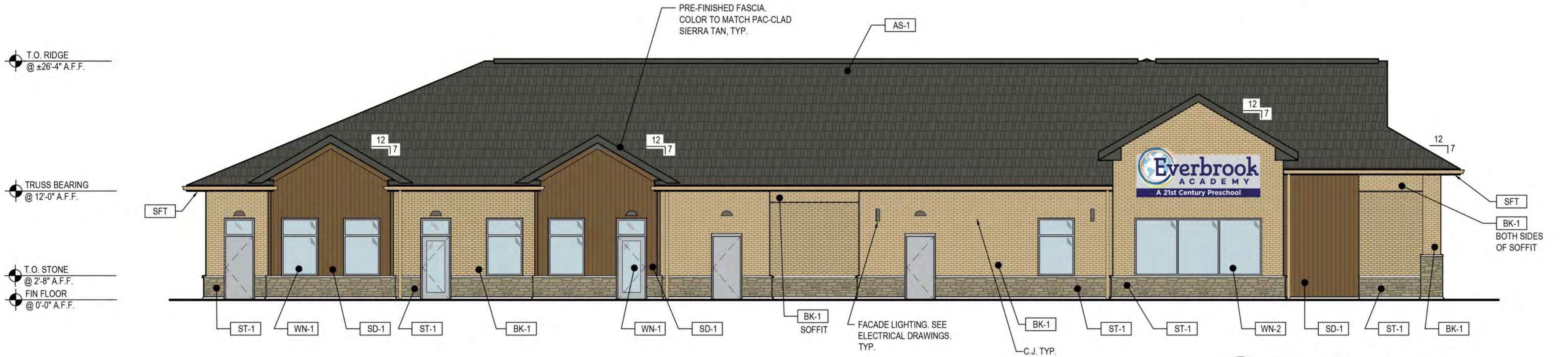
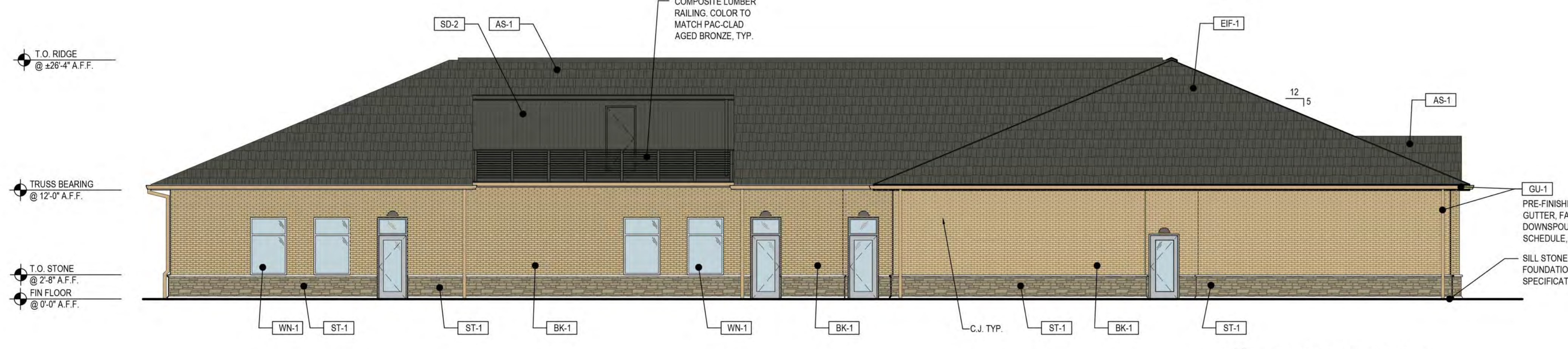


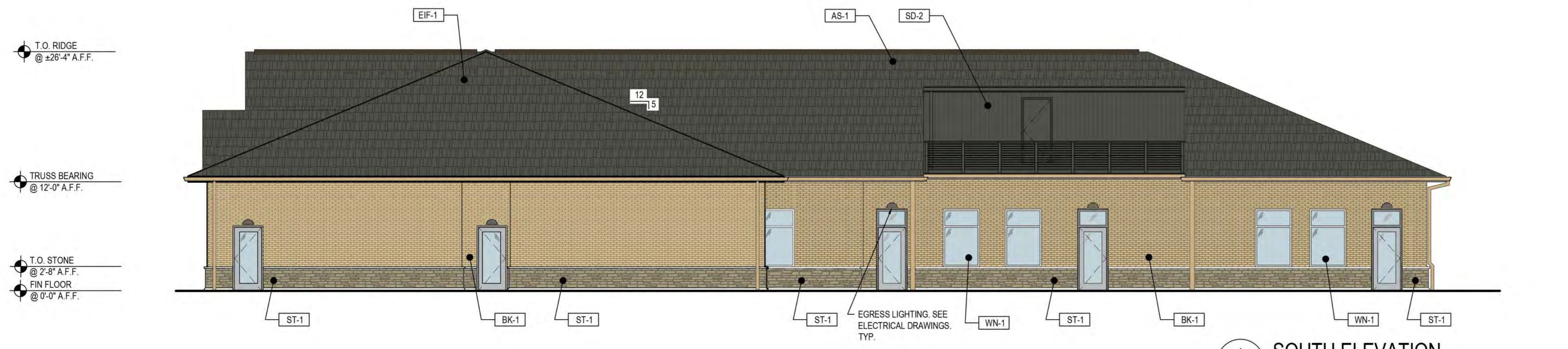
4 WEST ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"

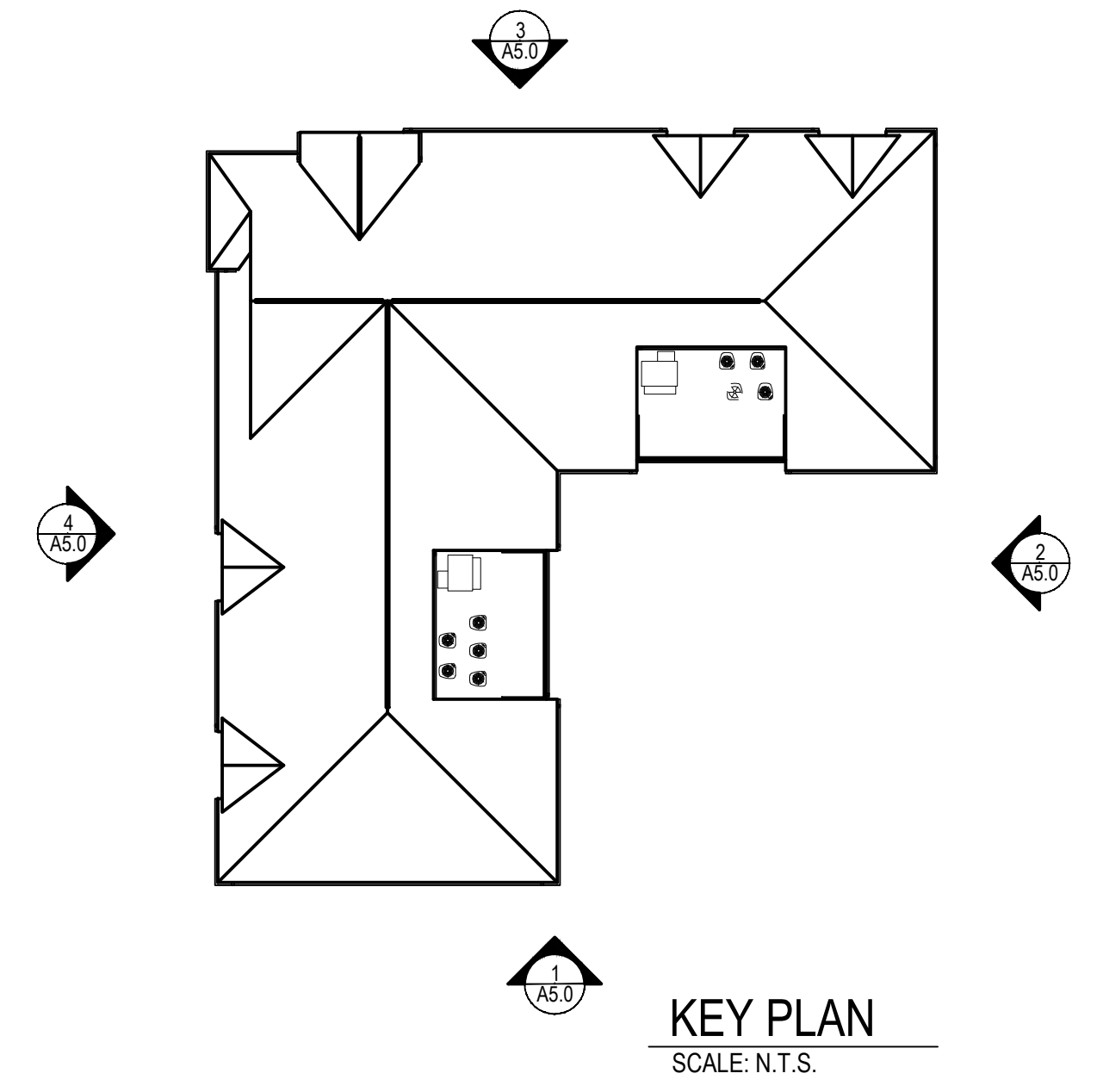


1 SOUTH ELEVATION  
A5.0 SCALE: 1/8" = 1'-0"

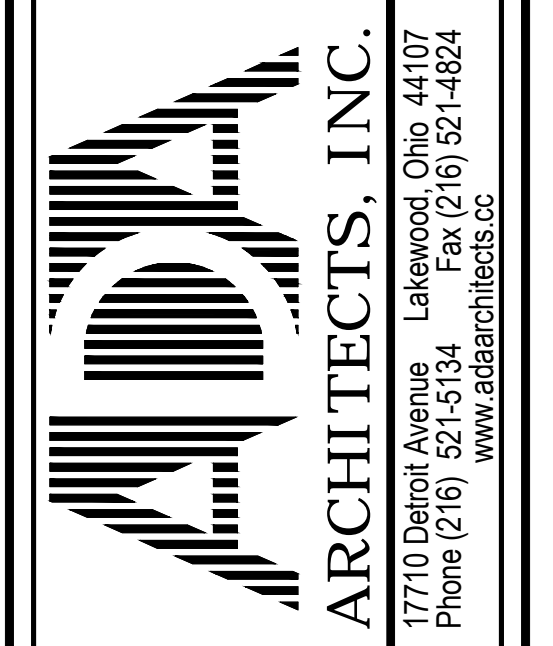
EXTERIOR ELEVATIONS GENERAL NOTES	
1.	ALL MATERIALS NOT LABELED ARE TYPICAL FOR ALL SIMILAR LOCATIONS. QUESTIONS SHALL BE REFERRED TO THE ARCHITECT.
2.	EIFS SHALL BE DRYVIT, COMMERCIAL GRADE AS FOLLOWS: GENESIS BASE COAT, REINFORCING MESH BASE & FINISH COATS SHALL BE PROVIDED OVER MINIMUM 1" EPS INSULATION BOARD, MECHANICALLY FASTENED OVER DRAINAGE MAT & WEATHER RESISTIVE BARRIER OVER EXTERIOR SHEATHING.
3.	ALL EIFS SHALL BE INSTALLED AS PER MFR'S RECOMMENDATIONS, INCLUDING ALL SEALANT, FLASHING, AND JOINERY AT DISSIMILAR MATERIALS. PROVIDE PANZER 20 REINFORCING MESH TO 8'-0" A.F.F. (TYP.)
4.	PROVIDE BLOCKING IN FACADE TO SUPPORT ALL BUILDING SIGNAGE.
5.	REFER TO ELECTRICAL DRAWINGS FOR LIGHTING INFORMATION.

EXTERIOR FINISH LEGEND	
TAG	DESCRIPTION
AS-1	ASPHALT SHINGLES: TIMBERLINE HD, COLOR: WEATHERED WOOD
BK-1	THIN BRICK BY BELDEN BRICK CO COLOR: BURBANK CLEAR
GL-1	STOREFRONT GLAZING, COLOR: CLEAR
GU-1	PRE FINISHED ALUM GUTTER AND DOWNSPOUTS, COLOR: TO MATCH PM-1
PM-1	PRE FINISHED METAL TRIM AND FLASHING: PAC-CLAD, COLOR: SIERRA TAN
SD-1	FIBER CEMENT SIDING: NICHHA VINTAGE WOOD, COLOR: CEDAR #EPC762F. TRIM TO MATCH CEDAR PANEL COLOR.
SD-2	FIBER CEMENT SIDING: NICHHA VINTAGE WOOD, COLOR: BARK #EPC763F. TRIM TO MATCH CEDAR PANEL COLOR.
ST-1	STONE: CULTURED STONE, COUNTRY LEDGESTONE, COLOR: CHARDONNAY
ST-2	STONE SILL: READING ROCK, ROCKCAST, SMOOTH, COLOR: CREAM BUFF
WN-1	VINYL WINDOWS, COLOR: WHITE
WN-2	CLEAR ANODIZED ALUMINUM STOREFRONT
SFT	VENTED VINYL SOFFIT. STANDARD COLOR TO MATCH BUILDING FASCIA BD. COLOR AS CLOSE AS POSSIBLE
DOOR FRAMES	PAINT BOTH SIDES OF EXTERIOR H.M. DOORS AND FRAMES COLOR: PPG 6-230 ALUMINUM, U.N.O. (NO SUBSTITUTIONS ALLOWED)



KEY PLAN  
SCALE: N.T.S.



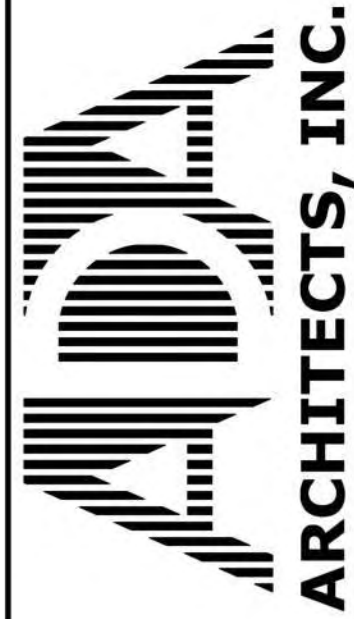
EVERBROOK ACADEMY GAITHERSBURG  
GAITHERSBURG, MD

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REVISIONS	
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DATE	04/07/20
JOB NO.	20112
<b>A5.0</b>	
SHEET NO. 20 of 23	



**ARCHITECTS, INC.**  
 17710 Detroit Avenue Lakewood, Ohio 44107  
 Phone (216) 521-5154 Fax (216) 521-4824  
 www.adaarchitects.com

# EVERBROOK ACADEMY

GAITHERSBURG, MD

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**REVISIONS**

#	DATE	TYPE	Material Revisions
1	07/22/20		
2			
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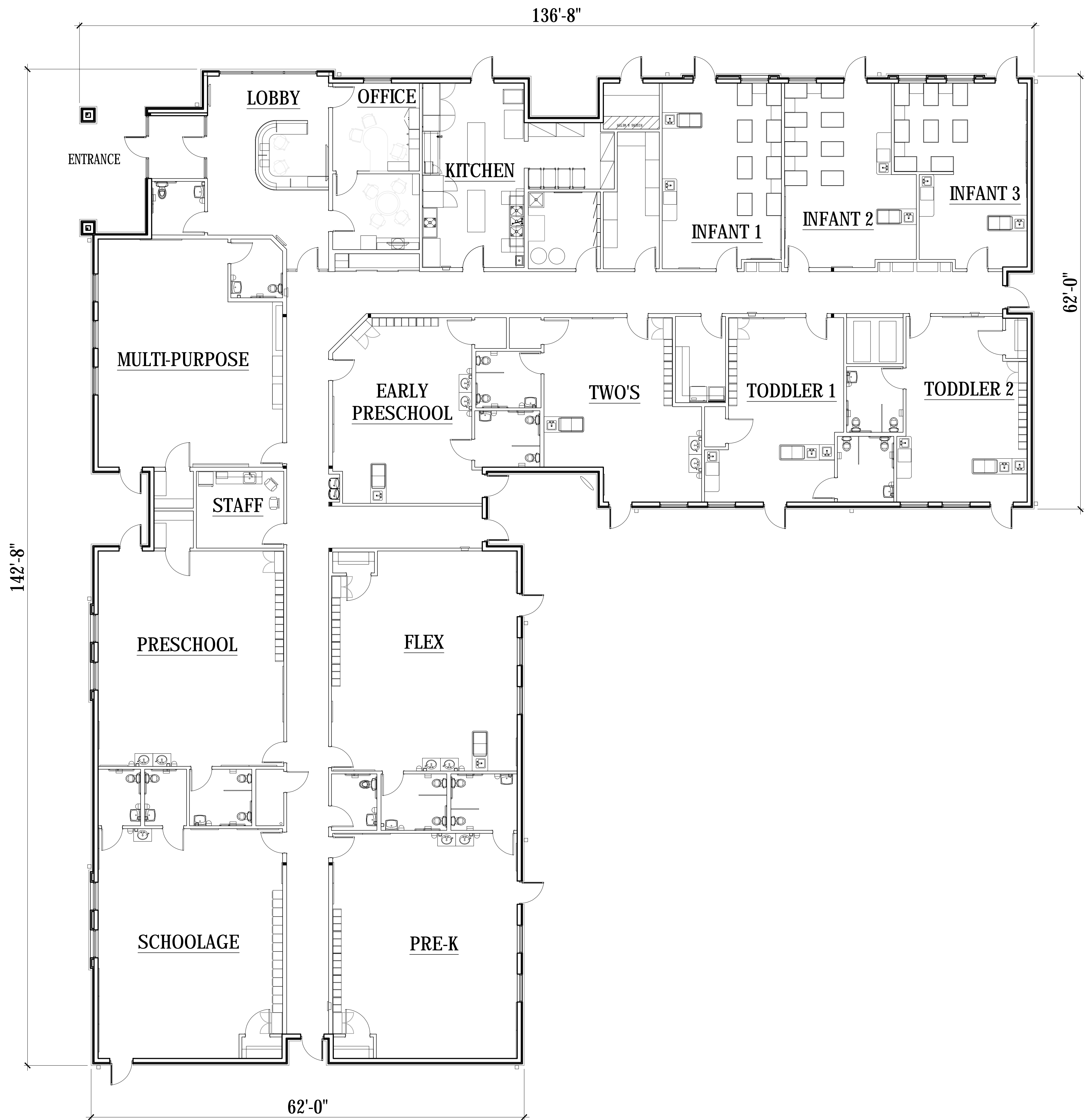
**EXTERIOR RENDERINGS**

DATE 06/10/2020

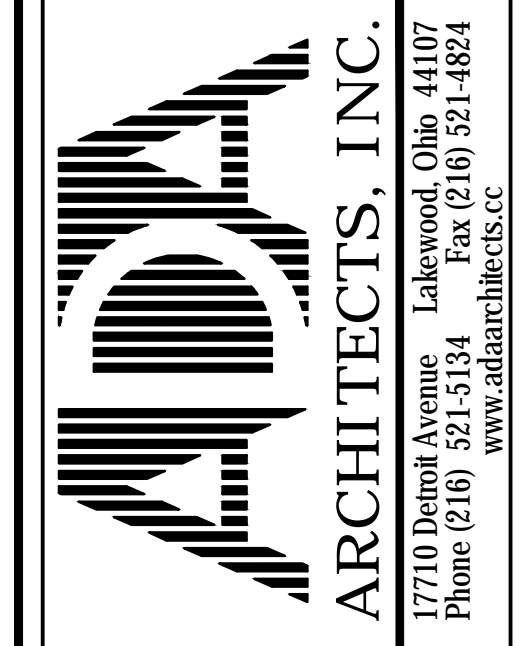
JOB NO. 20112

**RE1.0**

SHEET NO. 21 of 23



1 FLOOR PLAN  
A1.0 SCALE: 1/8"=1'-0"



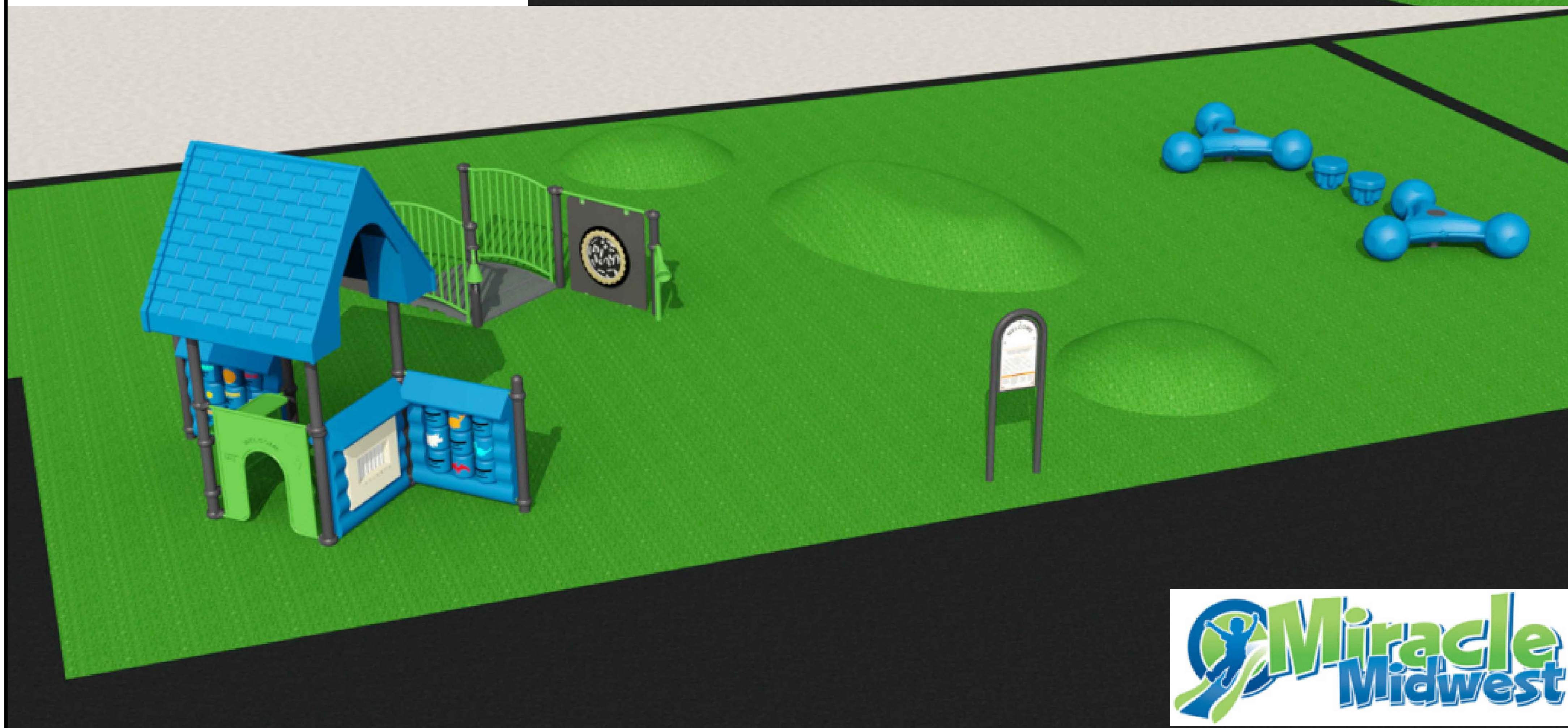
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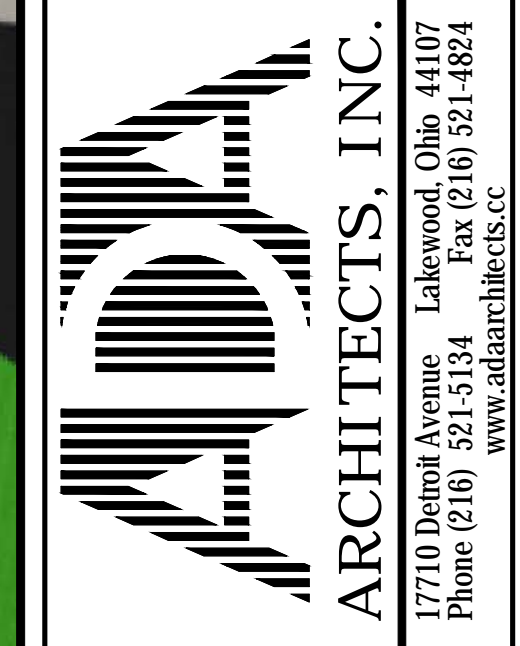
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FLOOR PLAN	
DATE	04/07/20
JOB NO.	20112
FP-1	
SHEET NO.	22 of 23

INFANT PLAYGROUND



PRESCHOOL PLAYGROUND



**EVERBROOK ACADEMY GAITHERSBURG**  
GAITHERSBURG, MD

GAITHERSBURG, MD

REVISIONS	
#	DATE
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PROTOTYPICAL PLAYGROUND EQUIPMENT

DATE	04/07/20
JOB NO.	20112

**AS2.0**  
SHEET NO. 23 of 23

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[JSKLINE@MMCANBY.COM](mailto:JSKLINE@MMCANBY.COM)

October 28, 2020

Ms. Jasmine S. Forbes  
Planner I  
City of Gaithersburg, Planning and  
Code Administration  
31 South Summit Avenue  
Gaithersburg, MD 20877

Re: Development Plan Amendment Application No. SDP-8851-2020  
Comments Regarding Community Meeting via Zoom  
conducted on October 6, 2020

Dear Jasmine,

As you may recall, on the evening of Tuesday, October 6, the applicant in the above-referenced matter conducted a virtual community meeting helpfully organized by Mr. Gary Simon of the Lakelands Community Association. The applicant is pleased to provide the following information regarding questions that were asked and answered during the community meeting.

1. The meeting commenced at approximately 6:35 pm.
2. The meeting was conducted on a Zoom platform using protocols for that videoconferencing service.
3. The applicant's attendees included:

Steve Eckert  
Bill Gerald  
Nikki Duke  
Jody S. Kline  
Somerset T. Cross

4. There were 30 persons from the community who participated in the videoconference. Some, but not all, of their names were made available but are not reported in this summary of the discussion.

5. Questions Asked and Answered

A. Traffic

The subject for which there were the most questions was traffic and transportation related issues as exemplified by the following questions and answers.

*•Q: How will this proposal impact traffic? This is a dangerous intersection. What traffic studies have been completed?*

*•A: A traffic impact statement has been prepared and has been accepted as complete by the City's Department of Public Works. The Traffic Impact Statement demonstrated that the traffic impact is nominal. According to the TIS, the anticipated volume of traffic would meet the City's adequacy standards. The Statement also indicated that there would be no excess queueing that would cause traffic to back up onto Great Seneca Highway or that would complicate turning movements into and out of the proposed facility.*

*•Q: Why is the entrance off of our private road instead of Great Seneca Highway? If there could be an entrance on Great Seneca it would remove some of the bottleneck problems at the intersection.*

*•A: Steve Eckert, speaking as the long-time owner of the property, indicated that he and his firm, and potential users of the property, have multiple times made requests to the State Highway Administration and the Montgomery County Department of Transportation and he has been advised uniformly that there would be no curb cut allowed directly from Great Seneca Highway to the subject property.*

*•Q: Following up with the concern about traffic, with a 140 student capacity, will there be turn limitations? If you can only turn right to get into the subject property, will parents be able to turn left to get out or will they need to drive through the community?*

*•A: Cars exiting the subject property will be able to turn either right or left on Lakelands Drive in order to depart the Everbrook Academy. Since departing parents who do not reside in Lakelands can turn left, it is presumed that the only traffic that will turn right to head into Lakelands will be drivers who reside in Lakelands or Kentlands.*

*•Q: The sight lines going left from the site are a big concern because you cannot see oncoming traffic when making a turn out from Lakelands Drive.*

•A: The applicant is conducting a sight distance analysis to ensure that the existing Lakelands Drive has adequate lines of sight to accommodate exiting vehicles. It is possible that vegetation growing along the southwest side of Great Seneca Highway complicates maximum lines of sight. The applicant is checking to see if pruning of vegetation is necessary in order to prove lines of sight for existing automobiles.

B. **Operations**

•Q: *How many students are expected to attend?*

•A: The enrollment is currently projected to be maximum of 140 students.

•Q: *Where will the childrens' playground be? Will that be a consideration for anyone trying to enjoy the lake?*

That question was not answered at that time. Subsequently, the applicant identified the fact that the playground would be located within fenced areas situated on the east side of the building between the facility and Lakelands Drive. Therefore, the playground would be shielded from the lake by the proposed day care center building.

C. **Miscellaneous**

•Q: *Why was this property not offered to the City as parkland?*

•A: It has been offered in the past to the City, particularly in regards to the CCT development. The City has stated that it is unequivocally not interested in acquiring the property.

•Q: *What impact will this have to the view from the other side of the lake? Have there been any studies on the impact to Lake Varuna?*

Mr. Eckert ran through images of the architecture of the building to explain how the structure was intended to have a residential feel and character. He also noted that the building will be integrated with the site and there will be substantial landscape buffers that will screen the building. But, given that the structure is intended to be a one-story building, with the "short side" of the building facing the lake, Mr. Eckert concluded that the building should not be very visible from the far-side of the lake.

•Q: *Has the applicant considered any alternative uses to the side that would not have so many cars in and out? Maybe a cell tower here?*

In response, Mr. Eckert offered that he did not think that a cell tower would be an attractive use for this property. Based on Mr. Eckert's extensive real estate experience, taking into account other parties that have expressed an interest in this property, the Everbrook Academy proposal is deemed to be the least intrusive of the various options that are possible, and

have been considered, in terms of trash, noise and overall impact. Furthermore, Mr. Eckert felt that the proposed day care use would provide a beneficial services to the residents of Lakelands with a minimum of impact to the community.

D. **Process**

•Q: *What is the timing to represent this to the City?*

•A: The City has not yet scheduled Planning Commission or Mayor/City Council hearing dates but there will be opportunities when residents of Kentlands can present their views on the Everbrook Academy proposal to the City's decision-makers.

Jasmine, this is a "rough" summary of the questions and answers at the October 6 Community Meeting, but the applicant feels that they represent a good description of the questions asked and answered. Should you need any clarification about any of the answers provided by the applicant, please let me know.

Sincerely Yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "Jody". The signature is written in a cursive, slightly stylized font. Above the signature is a thick horizontal line that spans the width of the signature.

Jody S. Kline

JSK:sda

cc: Greg Mann  
Gary Simon  
Steve Eckert  
Bill Gerald  
Bill Joyce  
Somerset T. Cross, Esq.

**Jasmine Forbes**

---

**From:** Jasmine Forbes  
**Sent:** Monday, November 2, 2020 9:20 AM  
**To:** 'Barb Saxton'  
**Cc:** board@lakelands.org  
**Subject:** RE: Lakelands Parcel proposal

Good Morning,

Thank you for your correspondence related to the Lakelands Parcel proposal. Your email will be included to record for this application. The Applicant has submitted a Schematic Development Plan application for the construction of a one-story 12,900 square foot daycare/early childhood education building, outdoor play space and associated parking lot at 151 Lakelands Drive. Information about the project can be found in the following project page: <https://www.gaithersburgmd.gov/government/projects-in-the-city/everbrook-academy>. At the moment staff is still reviewing the plans and a meeting date with the Mayor and City Council and Planning Commission has not been determined. If you provide me with your mailing address, I can add you to the notification list to get a postcard when a public hearing date is determined. If you have any questions, please let me know.

Regards,  
Jasmine Forbes

-----Original Message-----

From: Barb Saxton <barbsaxton950@gmail.com>  
Sent: Saturday, October 31, 2020 5:10 PM  
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>  
Cc: board@lakelands.org  
Subject: Lakelands Parcel proposal

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Ms. Forbes-

It is my understanding that there are a number of options being considered for 151 Lakelands Dr. I've been a resident of the Lakelands since 2004 and would like to express my view on the parcel - I think it would be a disservice to the residents to put any more traffic in the neighborhood. The streets are narrow and the car population is bursting at the seams. Please do not put any non residential traffic in the neighborhood! Please!

If I have to pick from the options proposed, I vote for all non vehicular options, namely the cell tower possibility.

Thank you for your time and consideration.

Regards,  
Barb Saxton  
931 Main St.

**Jasmine Forbes**

---

**From:** Jasmine Forbes  
**Sent:** Tuesday, November 3, 2020 10:30 AM  
**To:** 'Burton Goldstein'; board@Lakelands.org; LakelandsTraffic@gmail.com  
**Subject:** RE: Parcel of Land @ Lakelands Drive & Great Seneca Highway

Good Morning,

Thank you for your correspondence related to the Lakelands Drive Parcel (151 Lakelands Drive). Your email will be included in the record for this application. The Applicant has submitted a Schematic Development Plan application for the construction of a one-story 12,900 square foot daycare/early childhood education building, outdoor play space and associated parking lot at 151 Lakelands Drive. Information about the project can be found in the following project page: <https://www.gaithersburgmd.gov/government/projects-in-the-city/everbrook-academy> . At the moment staff is still reviewing the plans and a meeting date with the Mayor and City Council and Planning Commission has not been determine. If you provide me with you mailing address, I can add you to the notification list to get a postcard when a public hearing date is determine. If you have any questions, please let me know.

Regards,  
Jasmine Forbes



**Jasmine Forbes, Planner II**  
**Planning and Code Administration**

---

City of Gaithersburg | 31 South Summit Avenue | Gaithersburg, MD, 20877  
Direct: 240-805-1069 | Main: 301-258-6330 | [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)  
[Jasmine.Forbes@gaitthersburgmd.gov](mailto:Jasmine.Forbes@gaitthersburgmd.gov)

---

**From:** Burton Goldstein <Burton@bgcommunications.com>  
**Sent:** Monday, November 2, 2020 11:05 PM  
**To:** Jasmine Forbes <Jasmine.Forbes@gaitthersburgmd.gov>; board@Lakelands.org; LakelandsTraffic@gmail.com  
**Subject:** Parcel of Land @ Lakelands Drive & Great Seneca Highway

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Sir or Madam:

I live at 414 Chestnut Hill Street, in the Lakelands, right across the street from the "kiddy" pool. When I moved in, the club house was a naked staircase. I was part of the "extra wall" effort in the clubhouse, in order to get our occupancy permit, when after the building was completed, the elevator cabinet was thought to be too small. I worked with the two main builders, and was honored to serve as the first vice-president of our HOA. We made the road trips, to compare various clubhouses, to get ideas for ours.

We also worked through the parcels of land on either side of Lakelands Drive, near Great Seneca Highway. The south side was originally proposed

as a possible "Disneyland" type, multi-level, attraction. Once the words "liability" and "insurance" were spoken, that proposal was not mentioned again.

The north side, which seems to be what is once again being mentioned now, did have a few short lived "lives". Originally, one of our developers/builders had hoped to attract a Clyde's restaurant. That was during the times of voting on not allowing smoking in restaurants/bars. When the dust cleared (no pun), Clyde's opened in Bethesda/Rockville.

Next was a proposed "docs-in-a-box". But two main issues could never be resolved.

Paving that natural area, and erecting a building, will certainly create run-off water, flowing directly into the water stream, that runs immediately adjacent to that parcel.

To be truthful, in twenty years of living here, I have not had the appreciation of that concept before now. During this quarantine, we have walked one end of this community, to the other. The name "LakeLands" has a whole new meaning to us. We even took the trail under Great Seneca Highway. And around the lake at the entry way, and onto that parcel. It was muddy. That land and the water stream are one and the same. A parking lot on that land, and run off from it, I believe, would greatly affect the water shed.

But far more important, and what was the deal breaker, and would have to continue to be the eliminator, is the lack of a second egress. Entrance onto Great Seneca Highway was absolutely blocked by the state (or whomever). The area that might be the entry onto Lakelands Drive, not only would a disastrous addition to the community traffic always going in and out of the existing community, but it allows no second opening. If there was a problem, and that entry was blocked, there is absolutely no way to get safety/emergency vehicles/help to those children/staff trapped by this terrible configuration.

Hence, the reason this parcel has sat idle for these decades.

At the time, I believe I had a great relationship with these two developers. I believed they deserved the opportunity to benefit from their improvements of this area, and hence that last parcel. But there was never a sensible way to use that parcel, and there still isn't. Sorry.

Burton Goldstein  
414 Chestnut Hill Street  
Gaithersburg, Maryland 20878  
301.548.9555

-----  
Burton Goldstein ° b.g. communications, inc. ° 301.548.9555

414 Chestnut Hill Street ° Gaithersburg, Maryland 20878  
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**Jasmine Forbes**

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**From:** Jasmine Forbes  
**Sent:** Tuesday, November 3, 2020 3:56 PM  
**To:** 'EDWIN HACKETT'  
**Cc:** board@lakelands.org; Michael Levy; Debby  
**Subject:** RE: Proposed Sale of Lakelands Parcel to Daycare Center

Good Afternoon,

Thank you for your correspondence related to the Everbrook Academy application. Your correspondence will be added to the record for this application. I have also added your address to our notification list. Once a public hearing date has been determine, you will receive a postcard with the meeting date and how to participate the virtual meeting. If you have any questions, please let me know.

Regards,  
Jasmine Forbes

Jasmine Forbes, Planner II  
Planning and Code Administration

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Direct: 240-805-1069 | Main: 301-258-6330 | [www.gaithersburgmd.gov](http://www.gaithersburgmd.gov)  
[Jasmine.Forbes@gaithersburgmd.gov](mailto:Jasmine.Forbes@gaithersburgmd.gov)

-----Original Message-----

From: EDWIN HACKETT <ehackett2@verizon.net>  
Sent: Tuesday, November 3, 2020 2:28 PM  
To: Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>  
Cc: board@lakelands.org; Michael Levy <michael.levy@philips.com>; Debby <djohnson20855@gmail.com>  
Subject: Proposed Sale of Lakelands Parcel to Daycare Center

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Good Afternoon Jasmine,

I understand that you are the City of Gaithersburg Planner with cognizance of the subject proposal.

I am writing to express my concerns with the proposal as described in the November issue of the Lakelands Leader. I have been a Lakelands resident for 20 years, have seen several other proposals for this particular Lakelands parcel and have been relieved that none have come to fruition. My concerns are as follows:

1. The community entrance on Lakelands drive from Seneca Highway is already very busy and has only become more dangerous over the years due to increased traffic, limited sight lines and high speeds on Seneca Highway. Adding a business such as the proposed daycare center to this area is ill-advised from a traffic and safety perspective.

2. An entrance to any such business located on the parcel from Lakelands Drive would be problematic and dangerous. It is a very tight location and anyone attempting to exit that area and turn left onto Lakelands Drive to get to Seneca Highway would cause a very dangerous traffic safety issue.

For the above reasons, my view is that any proposed use of the parcel should be for purposes that do not involve significant vehicular traffic which would have a clear adverse safety and quality of life impact on Lakelands residents.

I would appreciate being notified of any future Gaithersburg City Council hearings regarding this subject.

Thank you for your consideration,

Ed Hackett  
801 Main Street  
Gaithersburg, MD 20878

Sent from my iPad