

30/02-04A 5721 Randolph Rd.
MP Site 30/2 Montrose Schoolhouse

Oaks, Michele

From: Peter Melmed [pmelmed@milestonecorp.com]
Sent: Thursday, October 06, 2005 4:20 PM
To: Oaks, Michele
Cc: Girard Gurgick
Subject: FW: Montrose School

Michele,

Attached is the e-mail from Eileen McGuckian with the copy for the sign. I am working with Lamb sign to fabricate the sign.

Can you please fax a copy of the signed HAWP application and a copy of the Historic Area Work Permit to me at 703 620-8889.

The name of the Permittee has changed to Midtown Montrose LLC and there mailing address is.

c/o KSI Service
8081 Wolfrap Road
Vienna, VA 22182
Attn: Gerry Gurgick
(703) 852-5665 (office)
(703) 641-5368 (fax)

Thank you for the help.

Peter Melmed
301 367-1407 (mobile)

From: Eileen McGuckian [mailto:director@peerlessrockville.org]
Sent: Wednesday, October 05, 2005 8:48 AM
To: Peter Melmed
Subject: RE: Montrose School

Peter:

Below and on attached file find suggested wording for sign at Montrose School. I'm not wedded to format or every single word, so feel free to suggest changes. Please acknowledge receipt of this email.

I look forward to hearing back from you after you walk the project area with M-NCPPC, particularly to learning about schedule.

Eileen

Historic Montrose School

Constructed 1909

Designed by Thomas C. Groomes as two-room schoolhouse for white elementary students in rural communities of Montrose and Randolph. Used coal-burning stove, water from well, and outhouses.

Enlarged and modernized 1948

Third teacher and classroom, indoor plumbing, and central heat added.

Enrollment of 100 students.

Closed 1970

Elementary school use until 1960. Special education facility 1960-66, then MCPS office until 1970. State Highway Administration bought land for road, planned to demolish building.

Restoration and reuse 1981

Peerless Rockville purchased school 1979. Restored with volunteer help and private and public funding. Reopened for use 1981 with additional restoration in 1986-87 and 1994-96.

Centennial of Montrose School 2009

Schoolhouse held in trust by Peerless Rockville Historic Preservation, Ltd.

**Montgomery County Master Plan for Historic Preservation 1980
National Register of Historic Places 1983**

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

From: Peter Melmed [mailto:pmelmed@milestonecorp.com]
Sent: Tuesday, October 04, 2005 10:19 AM
To: Eileen McGuckian
Subject: Montrose School

Eileen,

I have a meeting at the school on Thurs with Park & Planning to discuss the clean up. Any chance you can have the copy for the sign to me?

Peter

10/6/2005

Historic Montrose School

Constructed 1909

Designed by Thomas C. Groomes as two-room schoolhouse for white elementary students in rural communities of Montrose and Randolph. Used coal-burning stove, water from well, and outhouses.

Enlarged and modernized 1948

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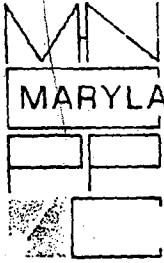
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Montgomery County Master Plan for Historic Preservation 1980
National Register of Historic Places 1983**



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Office
Department of Park & Planning**

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Peter Melmed FAX NUMBER: 703-620-8889

FROM: M-Oaks

DATE: 10/6/05

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 7

NOTE:

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date: October 6, 2005

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 328421, for walkway installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on January 14, 2004. This application was **APPROVED with conditions**. The conditions of approval were:

1. The marker design and location will be reviewed and approved by HPC staff prior to installation.
2. No grading will occur on the site due to the cedar trees.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: State of Maryland (Peter Melmed of Milestone Properties)

Address: 5721 Randolph Road; Master Plan Site # 30/02 Montrose Schoolhouse

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if any alterations to the approve plans are made prior to the implementation of such changes to the project.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
355 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MARYLAND
20877-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

328421

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Peter Melmed (Milestone Properties)
Daytime Phone No.: 703-620-2555 ext. 109

Tax Account No.: 0401927505

Name of Property Owner: State of Maryland Daytime Phone No.: _____

Address: Taves State Office Bldg., Annapolis, MD 21401
Street Number City State Zip Code

Contractor: N/A Phone No.: _____

Contractor Registration No.: N/A

Agents for Owner: _____ Daytime Phone No.: _____

RECEIVED

DEC 24 2003

Dept. of Permitting Services
Division of
Casework Management

LOCATION OF BUILDING/PREMISE

House Number: 5721 Street: Randolph Road
Town/City: Rockville Nearest Cross Street: Rockville Pike (MD Rte. 355)
Lot _____ Block: _____ Subdivisions: _____
Liber: 4057 Folio: 88 Parcel: P082

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Move
- Revision
- Extend
- Install
- Repair
- Alter/Renovate
- Wreck/Reuse
- Relocate

CHECK ALL APPLICABLE:

- AD
- Sign
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: pathway

1B. Construction cost estimate: \$ 15,000

1C. If this is a revision of a previously approved active permit, use Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and agree that to be a condition for the issuance of this permit.

Peter Melmed 121
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS For Chairman, Historic Preservation Commission
Signature: Julia D. Malley Date: 12/6/03
Application/Permit No.: 328421 Date Filed: 12-24-03 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Along the southern boundary of Montrose Crossing shopping center is the Montrose school. Built in 1909, it is one of the few examples of two room schoolhouses in the County.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Pursuant to the approval of the Project Plan for Montrose Crossing the Opinion of the Montgomery County Planning Board required the applicant to provide the following, of which the design must be determined at Site Plan approval for Phase III development of Phase III

(See additional information attached)

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

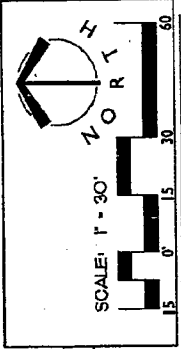
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

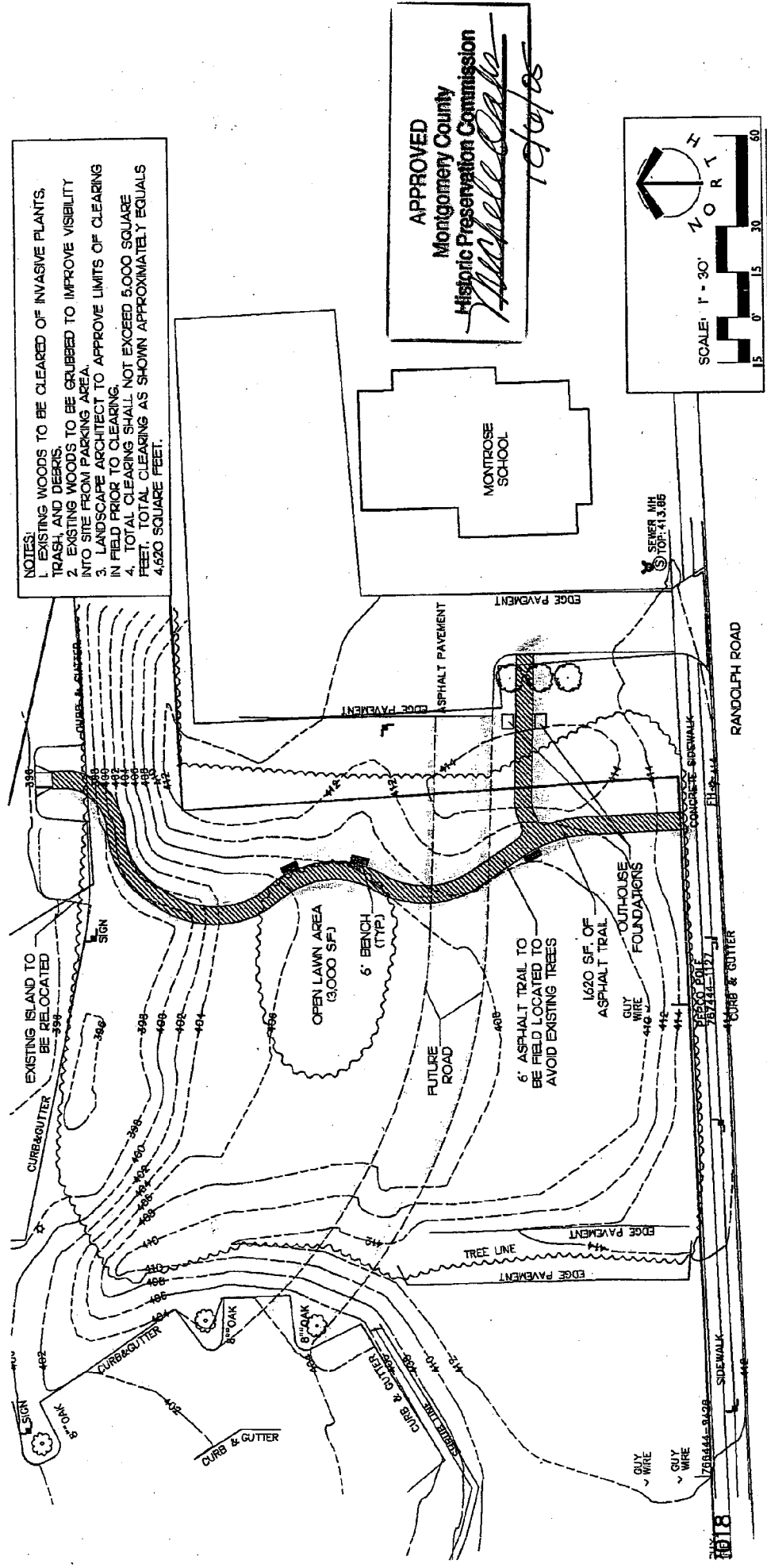
- a. An east-west axis from the Montrose Gateway to the Montrose School consisting of a tree lined pedestrian link, unless there is an existing facility providing a pedestrian link;
- b. A direct north-south axis from Randolph Road to Open Space A consisting of a tree lined pedestrian link;
- c. A tree save area;
- d. Lighting;
- e. Seating; and
- f. A Significant usable grassy area.

NOTES:
 1. EXISTING WOODS TO BE CLEARED OF INVASIVE PLANTS, TRASH, AND DEBRIS.
 2. EXISTING WOODS TO BE GRUBBED TO IMPROVE VISIBILITY INTO SITE FROM PARKING AREA.
 3. LANDSCAPE ARCHITECT TO APPROVE LIMITS OF CLEARING IN FIELD PRIOR TO CLEARING.
 4. TOTAL CLEARING SHALL NOT EXCEED 5,000 SQUARE FEET. TOTAL CLEARING AS SHOWN APPROXIMATELY EQUALS 4,620 SQUARE FEET.

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 1/24/08



DECEMBER 11, 2003 LDI# 2003137



MONTROSE CROSSING

AMENITY LAYOUT PLAN, ROCKVILLE, MD

LandDesign



HISTORIC PRESERVATION LTD.
FOUNDED 1974

December 24, 2003

Ms. Susan Velasquez, Chair
Historic Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Development near Montrose School

Dear Sue:

On behalf of Peerless Rockville, I write to endorse the attached plan for a sidewalk proposed to connect the west end of the Montrose Crossing shopping center with the Montrose School property. Peerless Rockville has owned this 1909 schoolhouse for 24 years, although for the foreseeable future the State Highway Administration retains ownership of the land under the building.

I met with Peter Melmed this fall to review his client's plan for the sidewalk, after which he revised it to reflect my suggestions. The attached plan now identifies the outhouse foundations and the three red cedars planted by students on Arbor Day 1924 to the west of the school. Mr. Melmed relocated the path to respect and include those features and added a bench facing toward the school building. With the clearing and grubbing of trash and invasive plants and perhaps the addition of a small interpretive marker, this will make an attractive and informative addition to our Master Plan site.

It is my understanding from Mr. Melmed that should the location of the future road into the school property (also shown on the map attached) change as those plans develop, that Peerless Rockville and the HPC would again be consulted if the subject sidewalk might also require reconfiguration.

Thank you and the HPC staff for your interest in this matter. As my mother always said, "The devil is in the details."

Sincerely,


Eileen McGuckian
Executive Director

Enclosure

Cc: Michele Naru, Wynn Witthans, Peter Melmed, SHA



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE CENTER 2017 ROCKVILLE, MARYLAND
201777 6170

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

32842

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Peter Melmed (Milestone Properties)
Daytime Phone No.: 703-620-2555 ext. 109

Tax Account No.: 0401927505

Name of Property Owner: State of Maryland Daytime Phone No.: _____
Address: Taxes State Office Bldg., Annapolis, MD 21401

Contractor: N/A Phone No.: _____

Contractor Registration No.: N/A

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 5721 Street: Randolph Road
Town/City: Rockville Nearest Cross Street: Rockville Pike (MD Rte. 355)
Lot: _____ Block: _____ Subdiv/Plat: _____
Uses: 4057 Office: 88 Permit: P082

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Revitalize AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/Wall (complete Section 4) Other: pathway

1B. Construction cost estimate: \$ 15,000

1C. If this is a revision of a previously approved active permit, use Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: N/A
2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Peter Melmed 12/1
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Is approved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Pursuant to the approval of the Project Plan for Montrose Crossing the Opinion of the Montgomery County Planning Board required the applicant to provide the following, of which the design must be determined at Site Plan approval for Phase III development of Phase III (See additional information attached)

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

- a. An east-west axis from the Montrose Gateway to the Montrose School consisting of a tree lined pedestrian link, unless there is an existing facility providing a pedestrian link;
- b. A direct north-south axis from Randolph Road to Open Space A consisting of a tree lined pedestrian link;
- c. A tree save area;
- d. Lighting;
- e. Seating; and
- f. A Significant usable grassy area.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address State of Maryland c/o Peerless Rockville PO Box 4262 Rockville, MD 20849-4262 GQ62, P082	Owner's Agent's mailing address Loiederman Soltesz Associates, Inc./Rockville Office 1390 Piccard Drive Suite No. 100 Rockville, Maryland 20850
Adjacent and confronting Property Owners mailing addresses	
Montrose Crossing Inc. c/o GFS Realty Inc. 6300 Sheriff Road, D672 Landover, MD 20875-4303	State of Maryland Tawes State Office Building Annapolis, MD 21401

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Applicant:	State of Maryland (c/o Peerless Rockville)	Meeting Date:	01/14/04
Resource:	Master Plan Site # 30/02 Montrose Schoolhouse	Report Date:	01/07/04
Review:	HAWP	Public Notice:	12/31/03
Case Number:	30/02-04A	Tax Credit:	None
PROPOSAL:	Walkway Installation	Staff:	Michele Naru

RECOMMENDATION: Approval with condition

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Site # 30/02, Montrose Schoolhouse
STYLE: Two-Room Schoolhouse
DATE: 1909

PROPOSAL:

The applicant is proposing to construct a 6' wide asphalt path to connect the schoolhouse site to the new path being constructed for pedestrian access from Randolph Road to the Montrose Crossing Shopping Center. Additionally, the applicant is working with the developer of the shopping center to design a historic marker for the site. Staff suggests that the Commission approve this marker in concept with the condition that the marker design and location be approved by HPC staff prior to installation.

STAFF RECOMMENDATION:

Approval
 Approval with condition:

1. **Marker design and location will be reviewed and approved by HPC staff prior to installation.**

2. No shading - due to 3 Cedar Trees.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

 x 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES, 255 ROCKVILLE PIKE, SUITE 200, ROCKVILLE, MARYLAND 20877-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

328421

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Contact Person: Peter Melmed (Milestone Properties) Daytime Phone No.: 703-620-2555 ext. 109

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Address: Tawes State Office Bldg., Annapolis, MD 21401

Contractor: N/A Phone No.:

Contractor Registration No.: N/A

Agent for Owner: Daytime Phone No.:

RECEIVED

DEC 24 2003

Dept. of Permitting Services Division of Casework Management

LOCATION OF BUILDING/PREMISE

House Number: 5721 Street: Randolph Road

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Lot: Block: Subdivisions:

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- Construct, Extend, Alter/Renovate, AC, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Rem, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall (complete Section 4), Other: pathway

1B. Construction cost estimator: \$ 15,000

1C. If this is a revision of a previously approved active permit, use Permit # N/A

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3A. Height: feet inches

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

121

Date

Approved: For Chairman, Historic Preservation Commission

Signature: Date:

Application/Permit No.: 328421 Date Filed: 12-24-03 Date Issued:

HP 6/2/00

SEE REVERSE SIDE FOR INSTRUCTIONS

Handwritten mark

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- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the drieline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

**State of Maryland
c/o Peerless Rockville
PO Box 4262
Rockville, MD 20849-4262
GQ62, P082**

Owner's Agent's mailing address

Loiederman Soltesz Associates, Inc./Rockville
Office
1390 Piccard Drive
Suite No. 100
Rockville, Maryland 20850

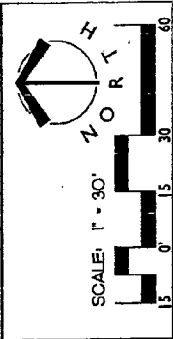
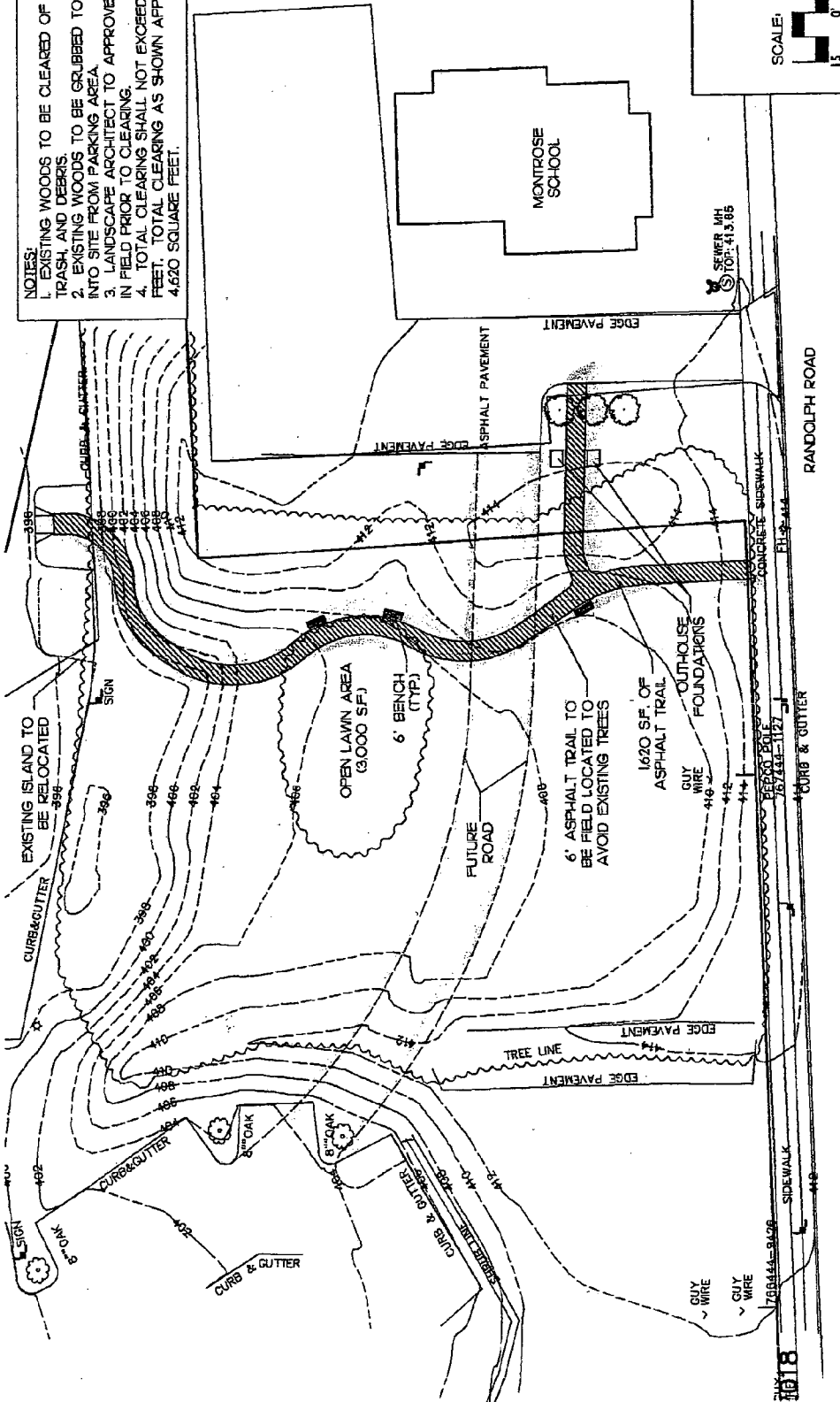
Adjacent and confronting Property Owners mailing addresses

Montrose Crossing Inc.
c/o GFS Realty Inc.
6300 Sheriff Road, D672
Landover, MD 20875-4303

State of Maryland
Tawes State Office Building
Annapolis, MD 21401

- a. An east-west axis from the Montrose Gateway to the Montrose School consisting of a tree lined pedestrian link, unless there is an existing facility providing a pedestrian link;
- b. A direct north-south axis from Randolph Road to Open Space A consisting of a tree lined pedestrian link;
- c. A tree save area;
- d. Lighting;
- e. Seating; and
- f. A Significant usable grassy area.

NOTES:
 1. EXISTING WOODS TO BE CLEARED OF INVASIVE PLANTS, TRASH, AND DEBRIS.
 2. EXISTING WOODS TO BE SKIDDED TO IMPROVE VISIBILITY INTO SITE FROM PARKING AREA.
 3. LANDSCAPE ARCHITECT TO APPROVE LIMITS OF CLEARING IN FIELD PRIOR TO CLEARING.
 4. TOTAL CLEARING SHALL NOT EXCEED 5,000 SQUARE FEET. TOTAL CLEARING AS SHOWN APPROXIMATELY EQUALS 4,670 SQUARE FEET.



DECEMBER 11, 2003 LDI# 2003137



MONTROSE CROSSING

AMENITY LAYOUT PLAN, ROCKVILLE, MD

LandDesign

(7)



HISTORIC PRESERVATION LTD
FOUNDED 1974

December 24, 2003

Ms. Susan Velasquez, Chair
Historic Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Development near Montrose School

Dear Sue:

On behalf of Peerless Rockville, I write to endorse the attached plan for a sidewalk proposed to connect the west end of the Montrose Crossing shopping center with the Montrose School property. Peerless Rockville has owned this 1909 schoolhouse for 24 years, although for the foreseeable future the State Highway Administration retains ownership of the land under the building.

I met with Peter Melmed this fall to review his client's plan for the sidewalk, after which he revised it to reflect my suggestions. The attached plan now identifies the outhouse foundations and the three red cedars planted by students on Arbor Day 1924 to the west of the school. Mr. Melmed relocated the path to respect and include those features and added a bench facing toward the school building. With the clearing and grubbing of trash and invasive plants and perhaps the addition of a small interpretive marker, this will make an attractive and informative addition to our Master Plan site.

It is my understanding from Mr. Melmed that should the location of the future road into the school property (also shown on the map attached) change as those plans develop, that Peerless Rockville and the HPC would again be consulted if the subject sidewalk might also require reconfiguration.

Thank you and the HPC staff for your interest in this matter. As my mother always said, "The devil is in the details."

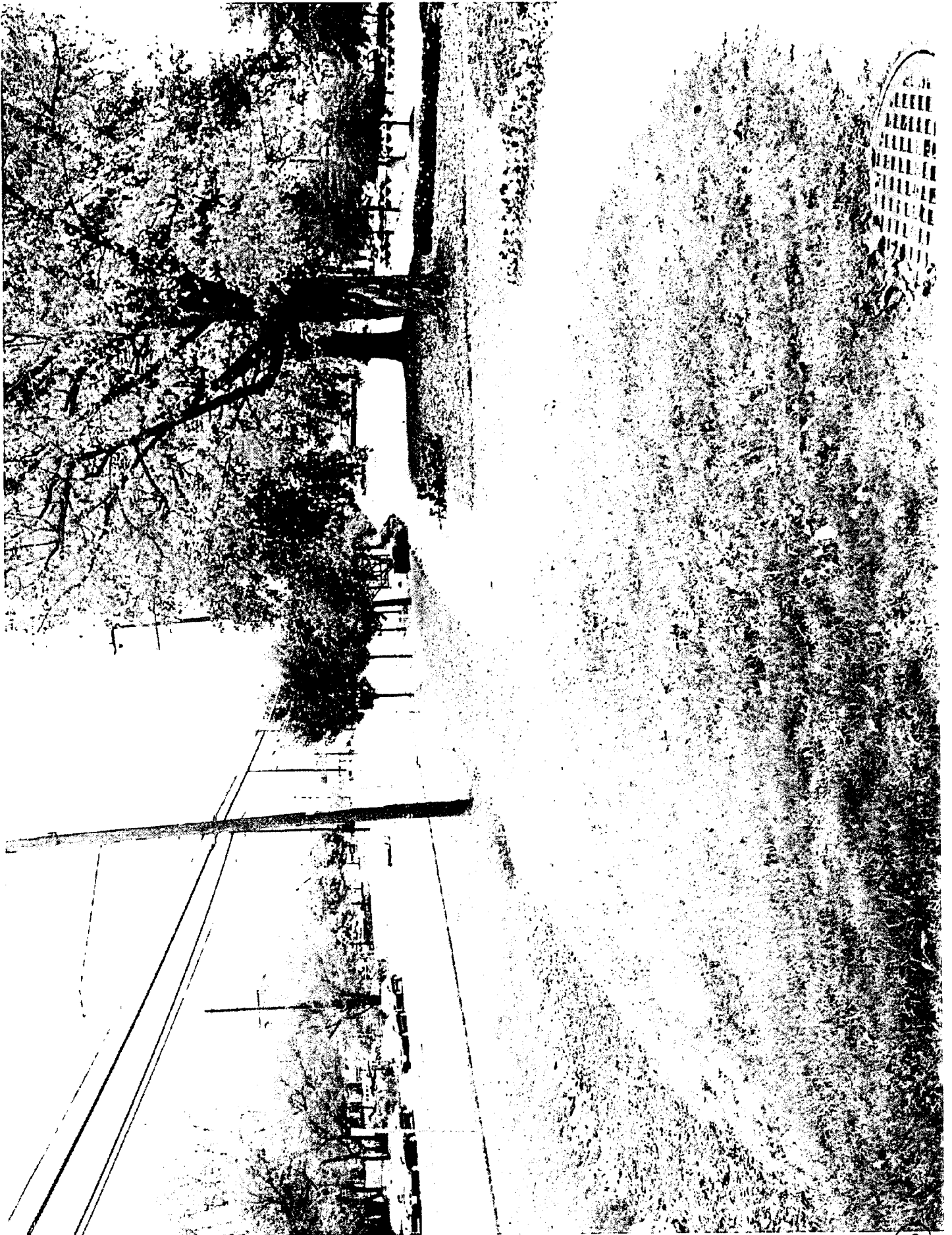
Sincerely,


Eileen McGuckian
Executive Director

Enclosure

Cc: Michele Naru, Wynn Witthans, Peter Melmed, SHA

PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE

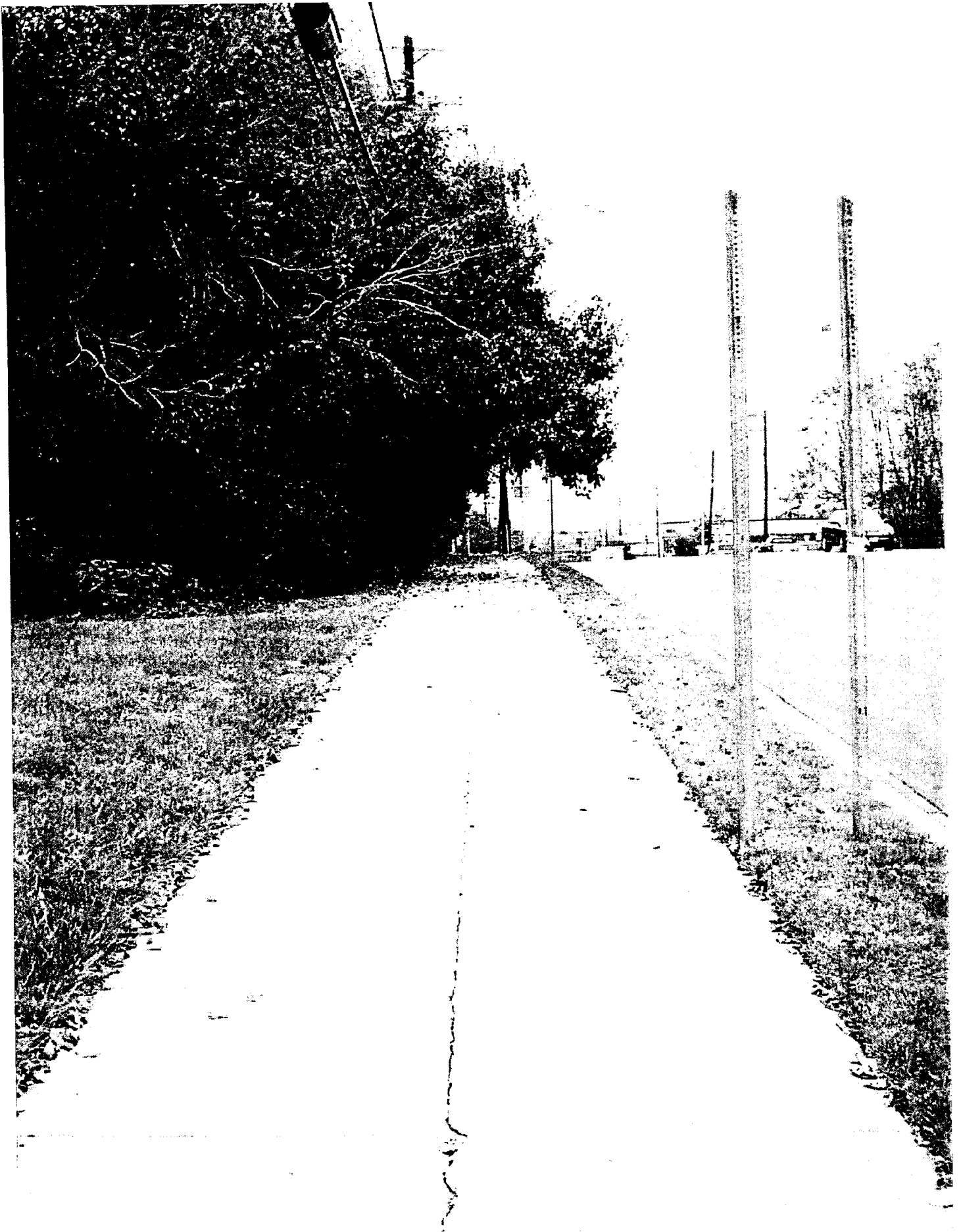




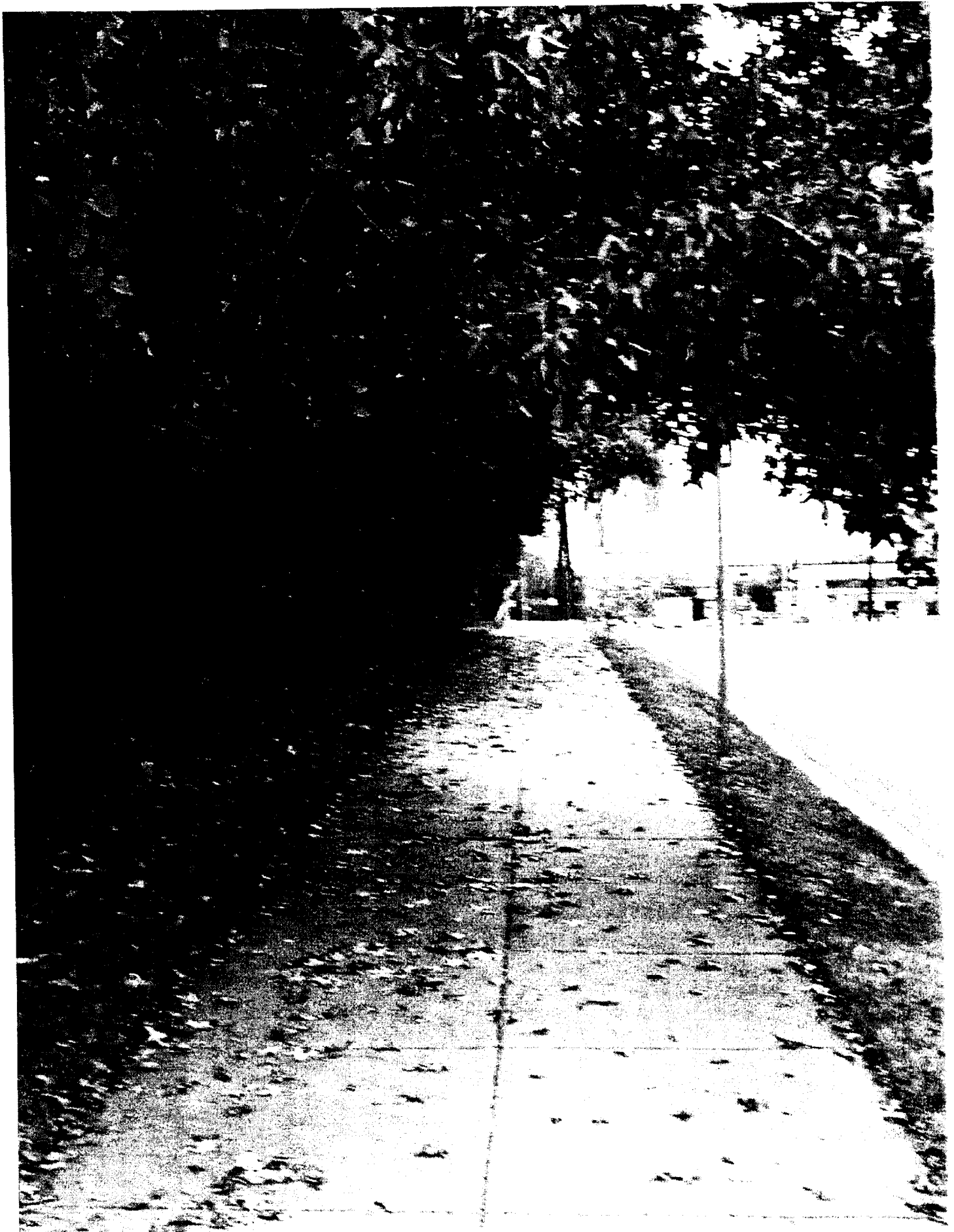
PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE 10



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL (11)



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL (12)



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL

13

VIEW OF MONTROSE CROSSING



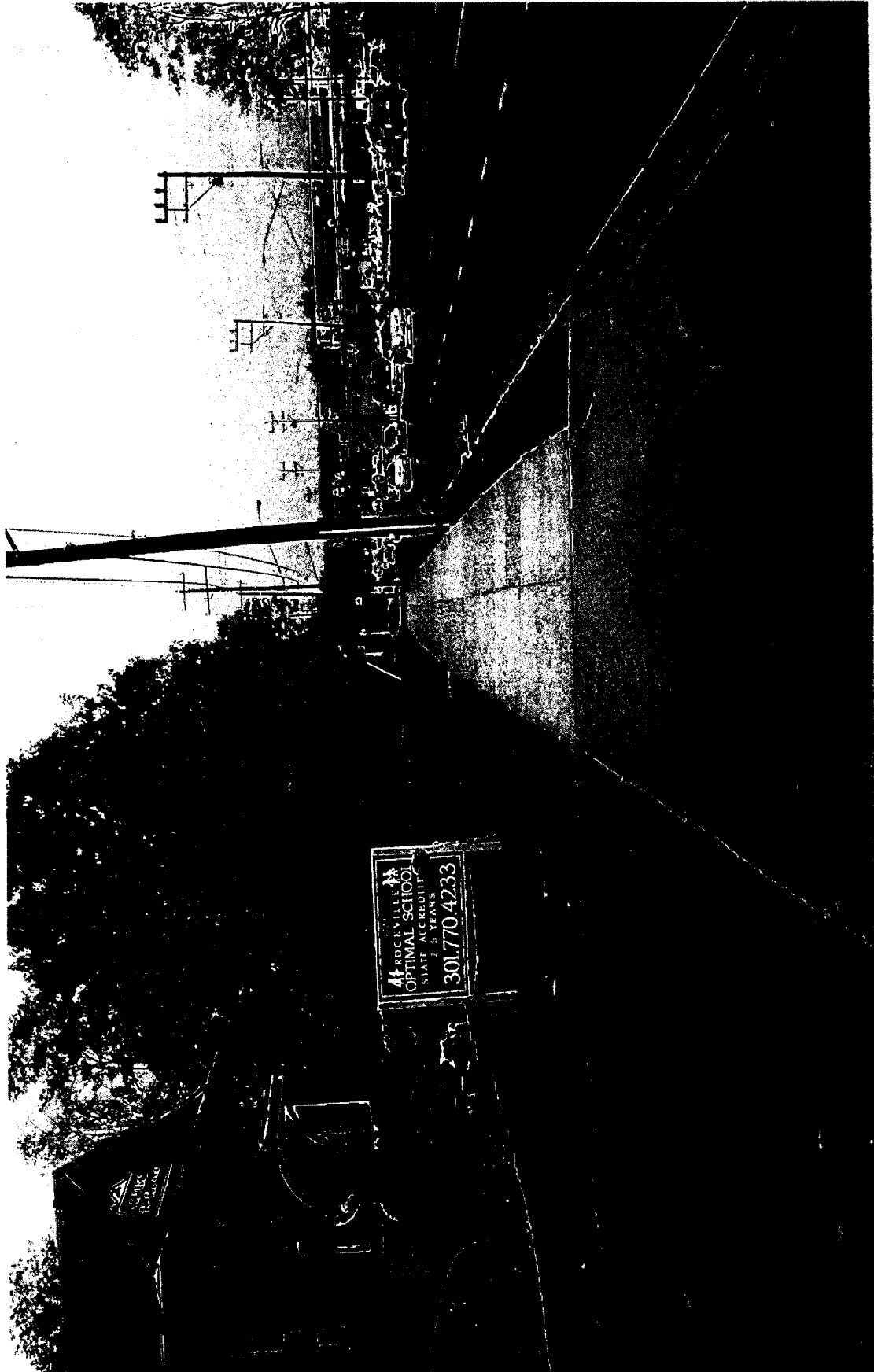
VIEW OF MONTROSE CROSSING
AMENITY AREA



APPROACH TO MONTROSE SCHOOL



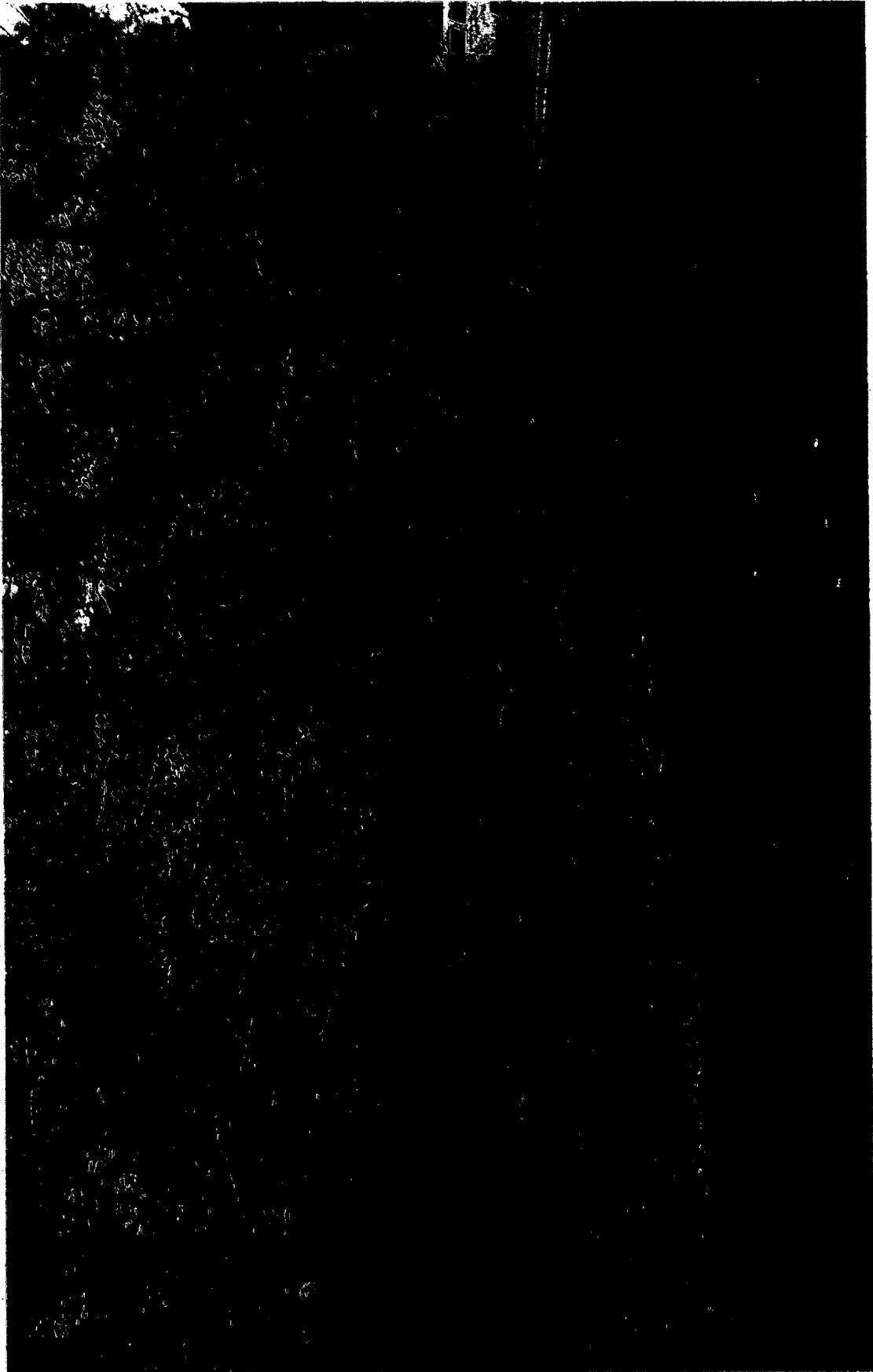
MONTROSE SCHOOL SETTING



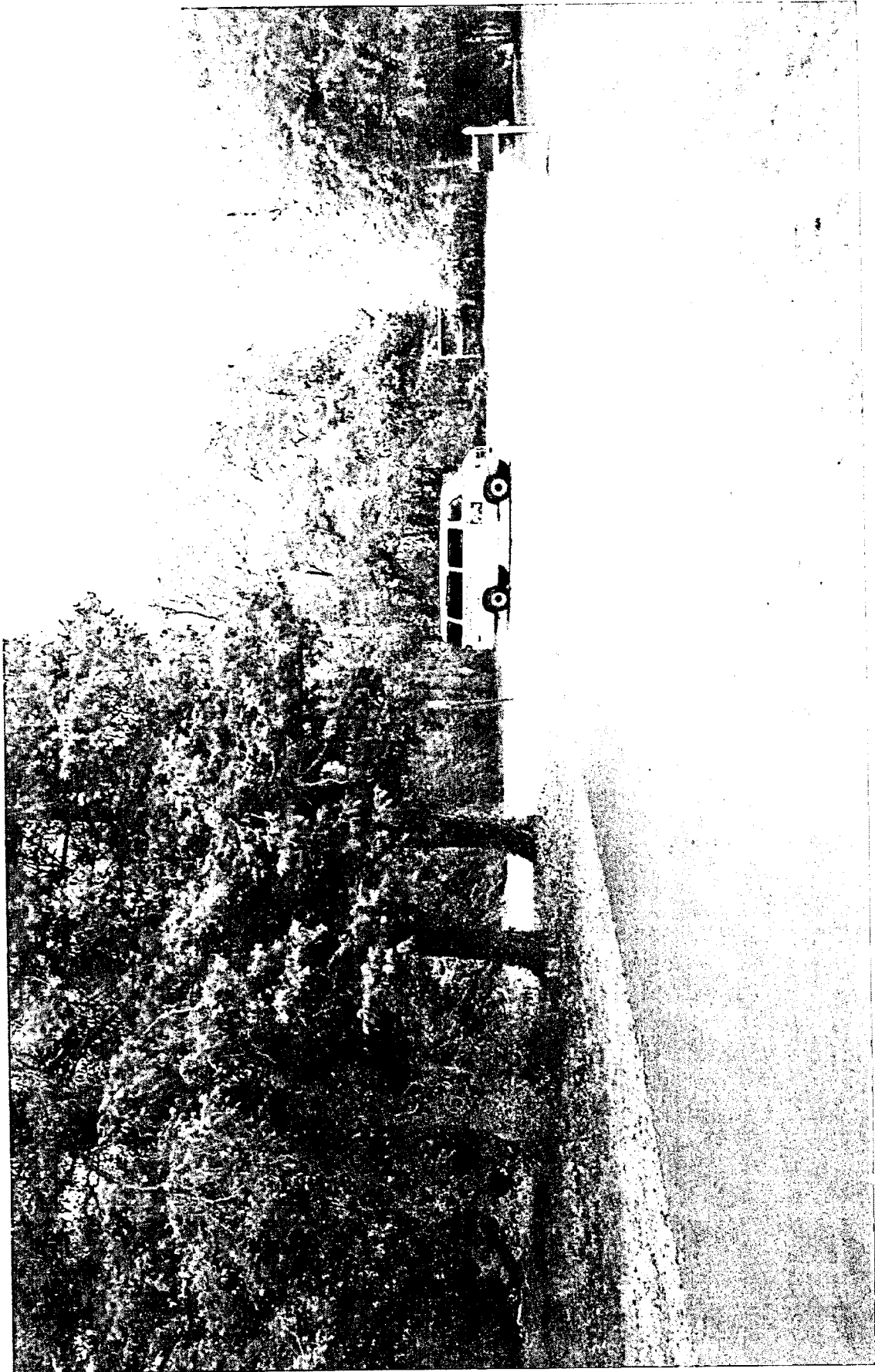
MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING



PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE

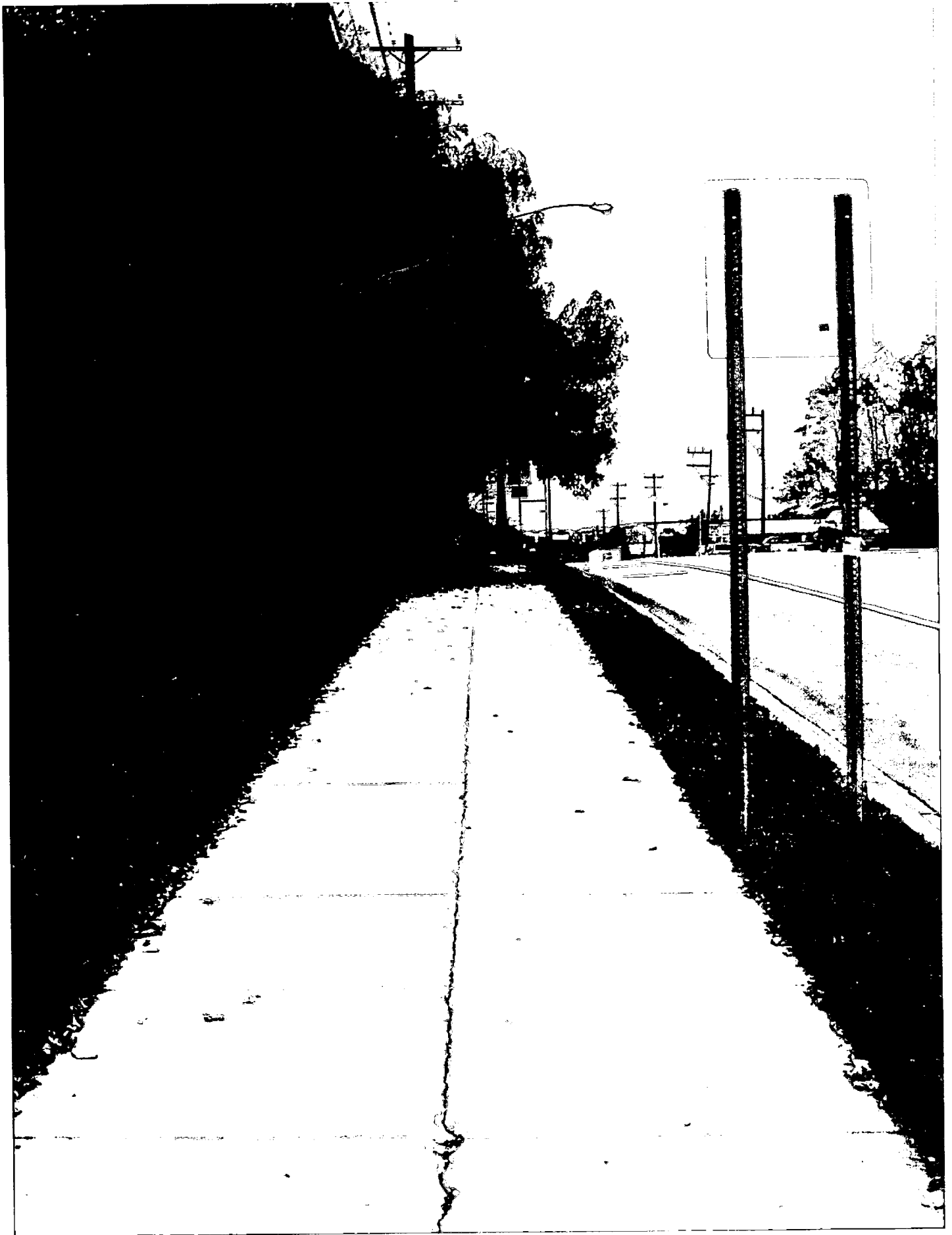




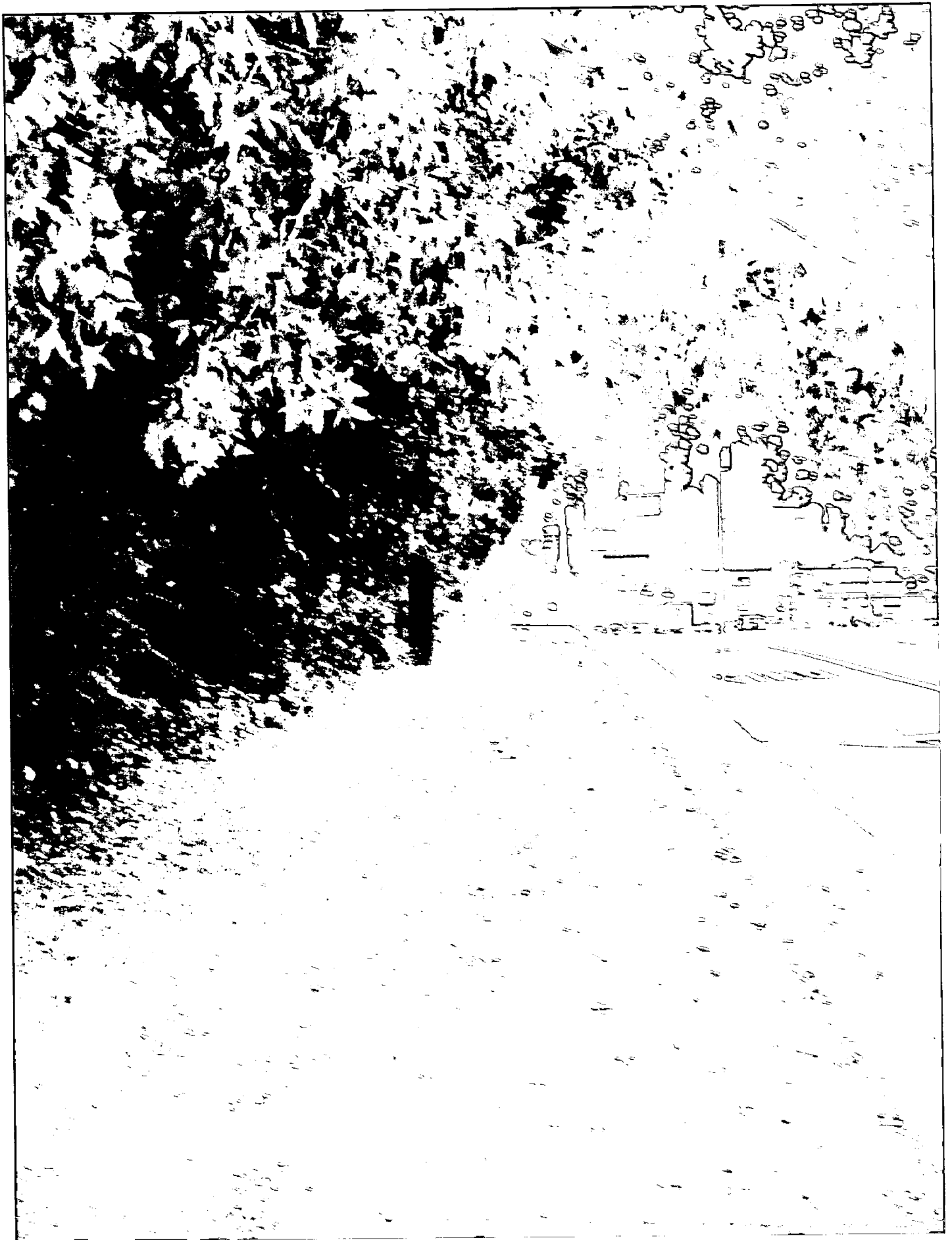
PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE 10



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL (11)



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL (12)



PEDESIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL

13

VIEW OF MONTROSE CROSSING



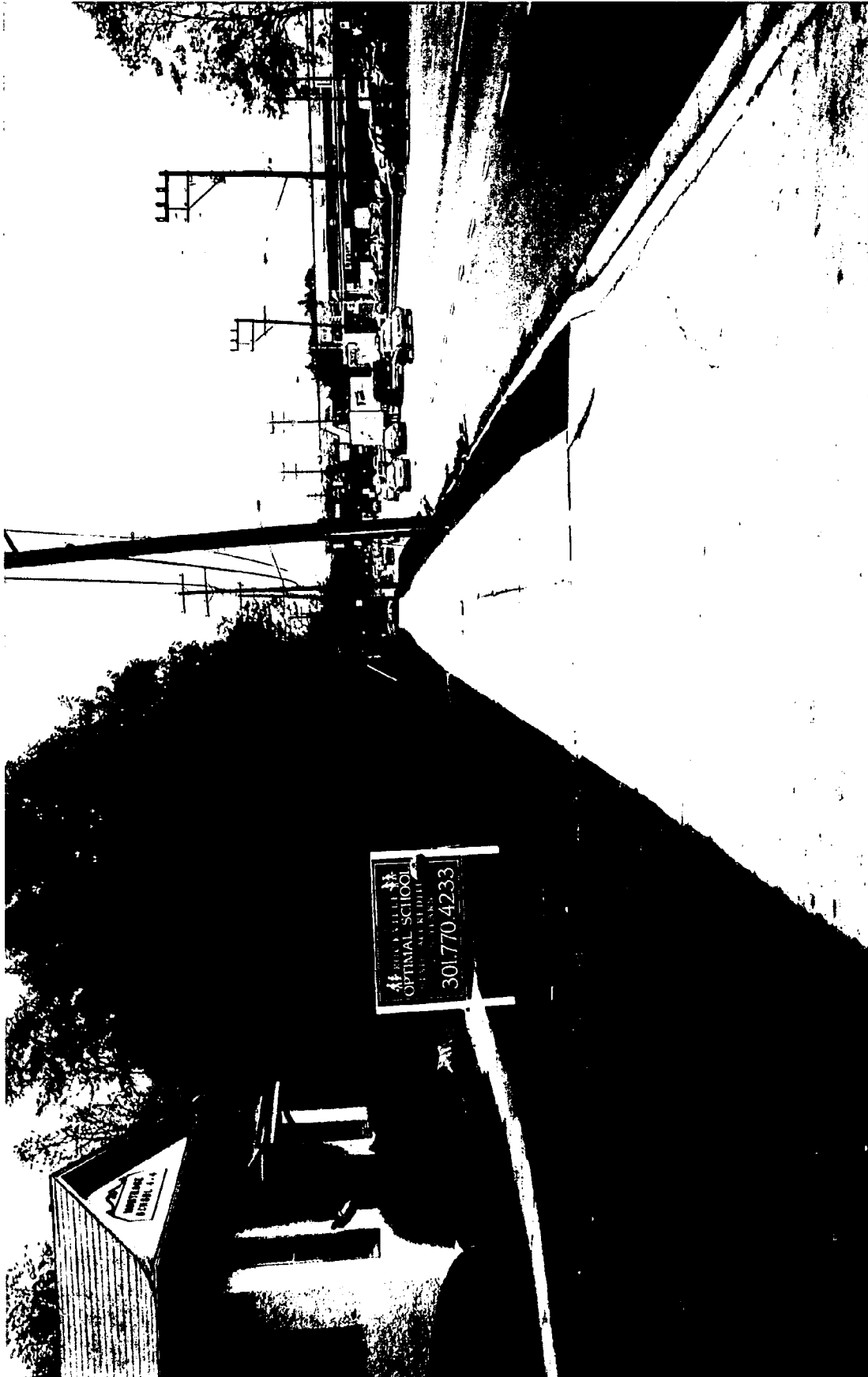
VIEW OF MONTROSE CROSSING
AMENITY AREA



APPROACH TO MONTROSE SCHOOL



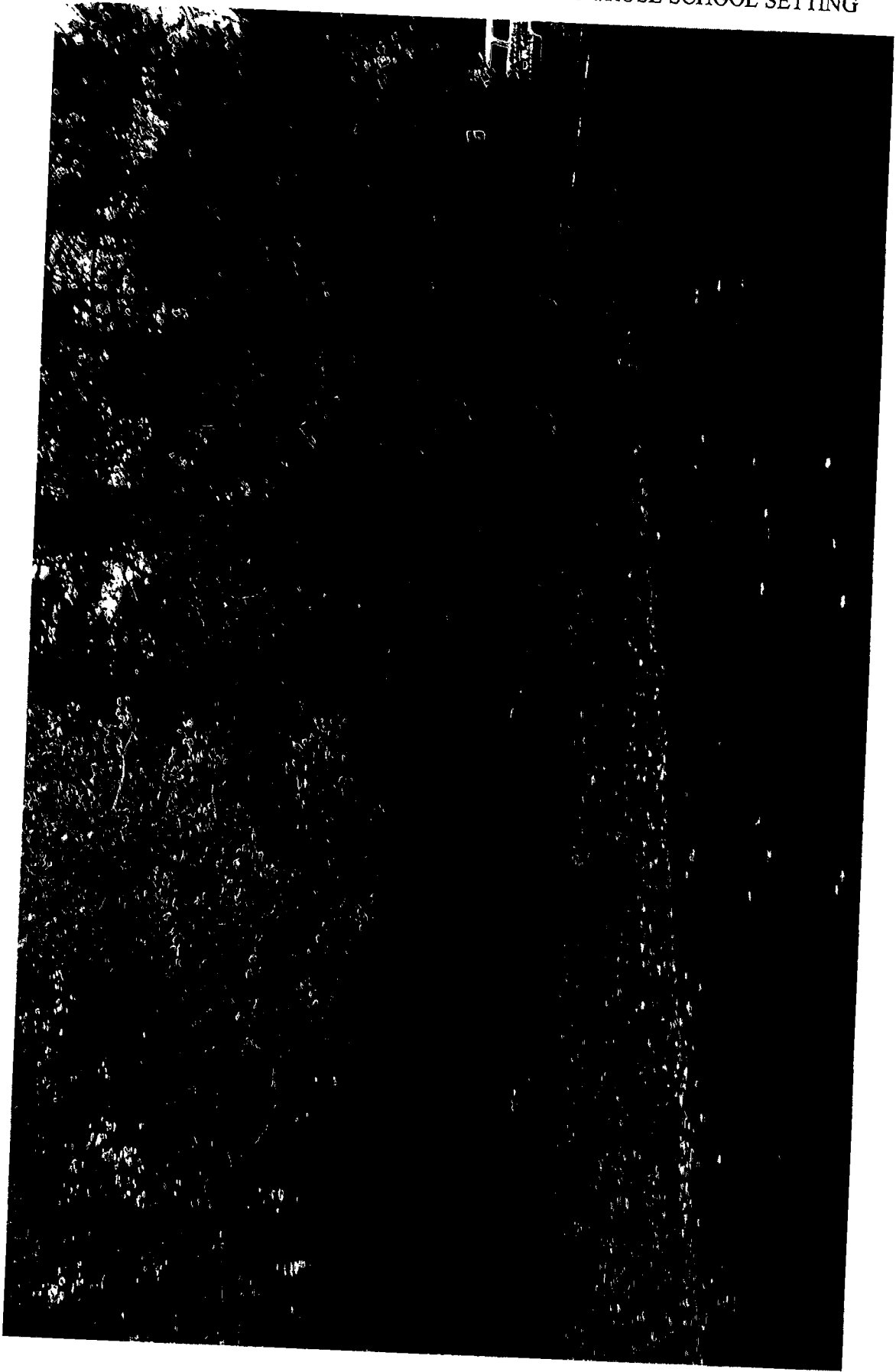
MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING



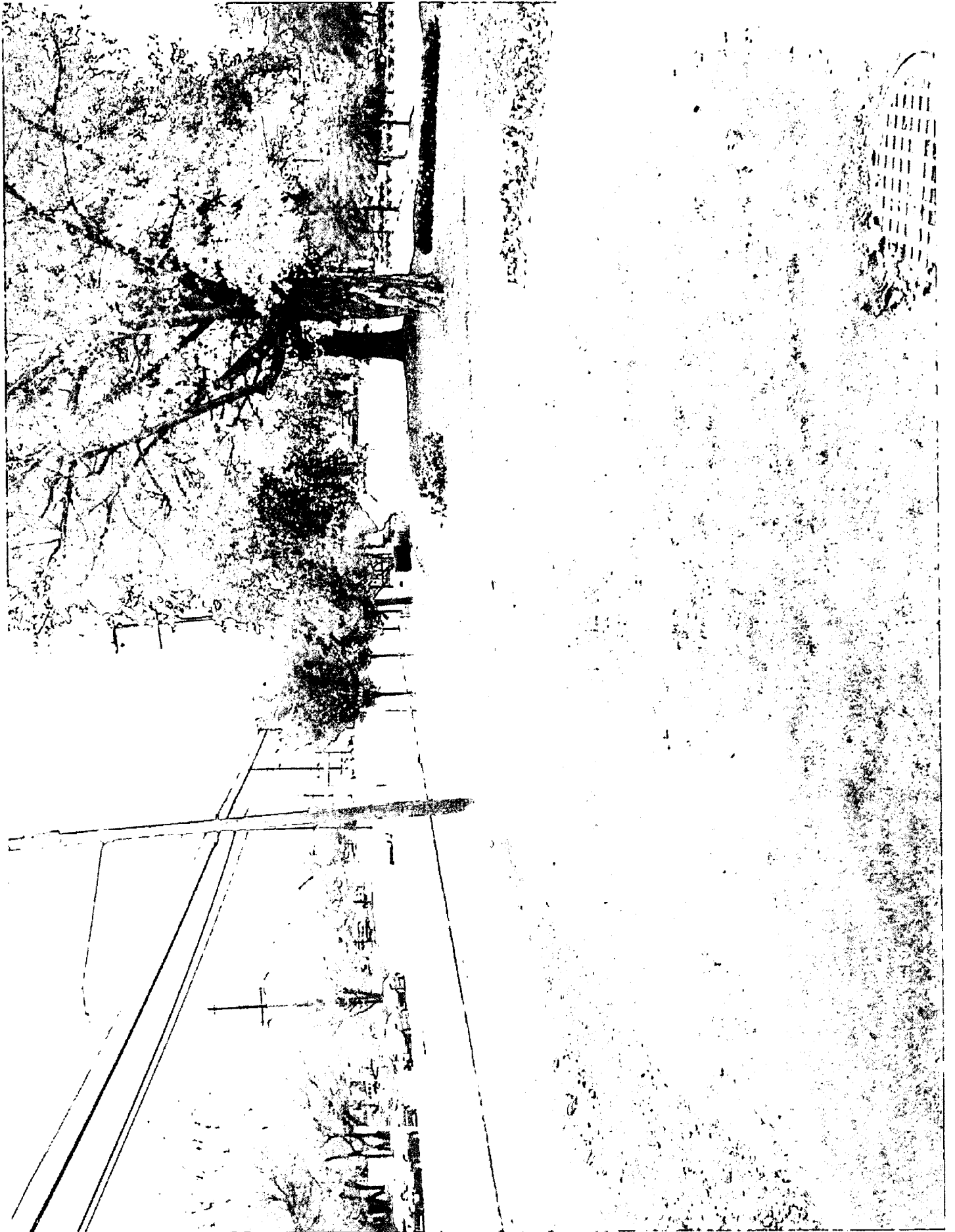
MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING



PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE





PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL

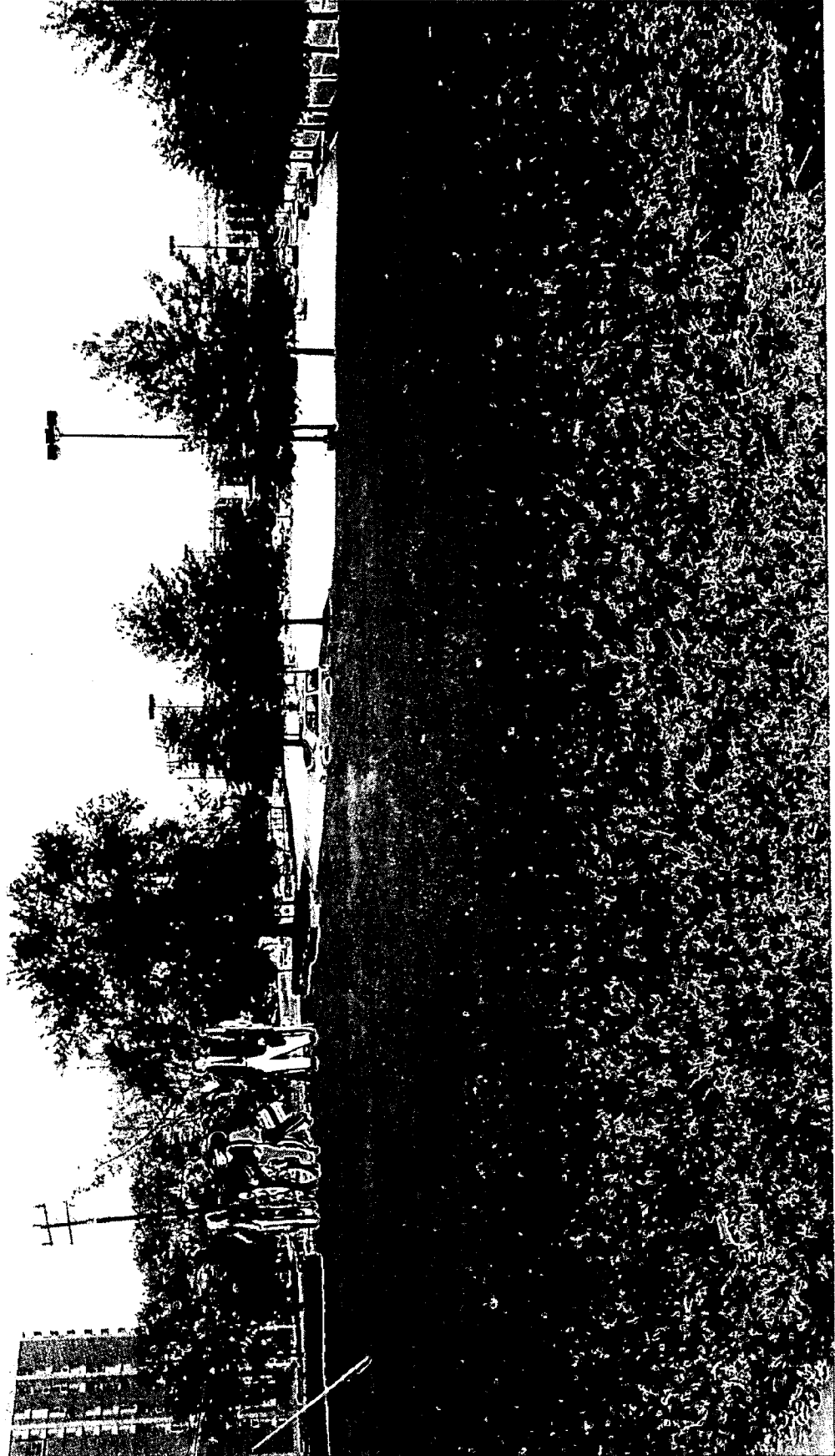


PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL

VIEW OF MONTROSE CROSSING



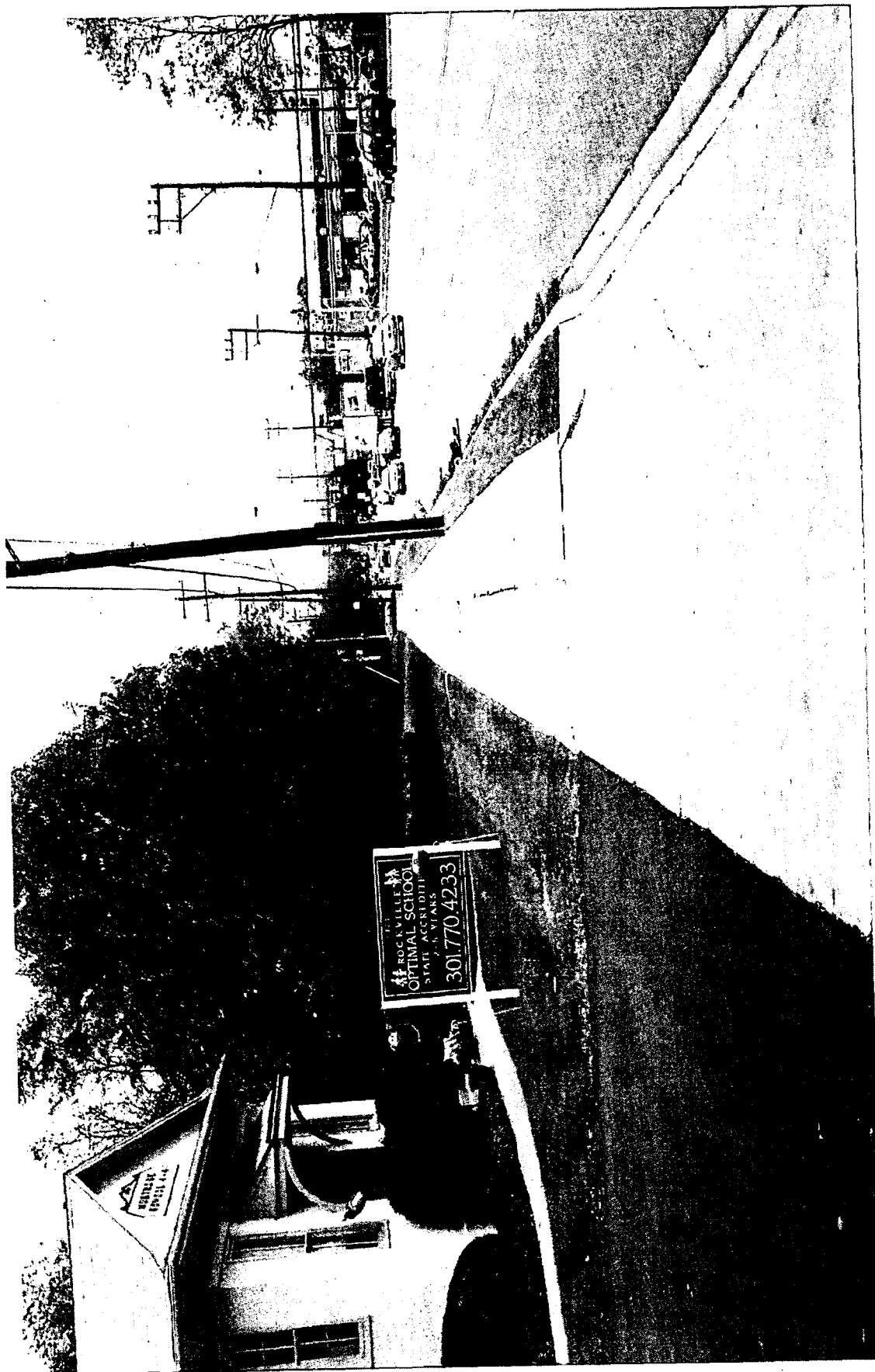
VIEW OF MONTROSE CROSSING
AMENITY AREA



APPROACH TO MONTROSE SCHOOL



MONTROSE SCHOOL SETTING



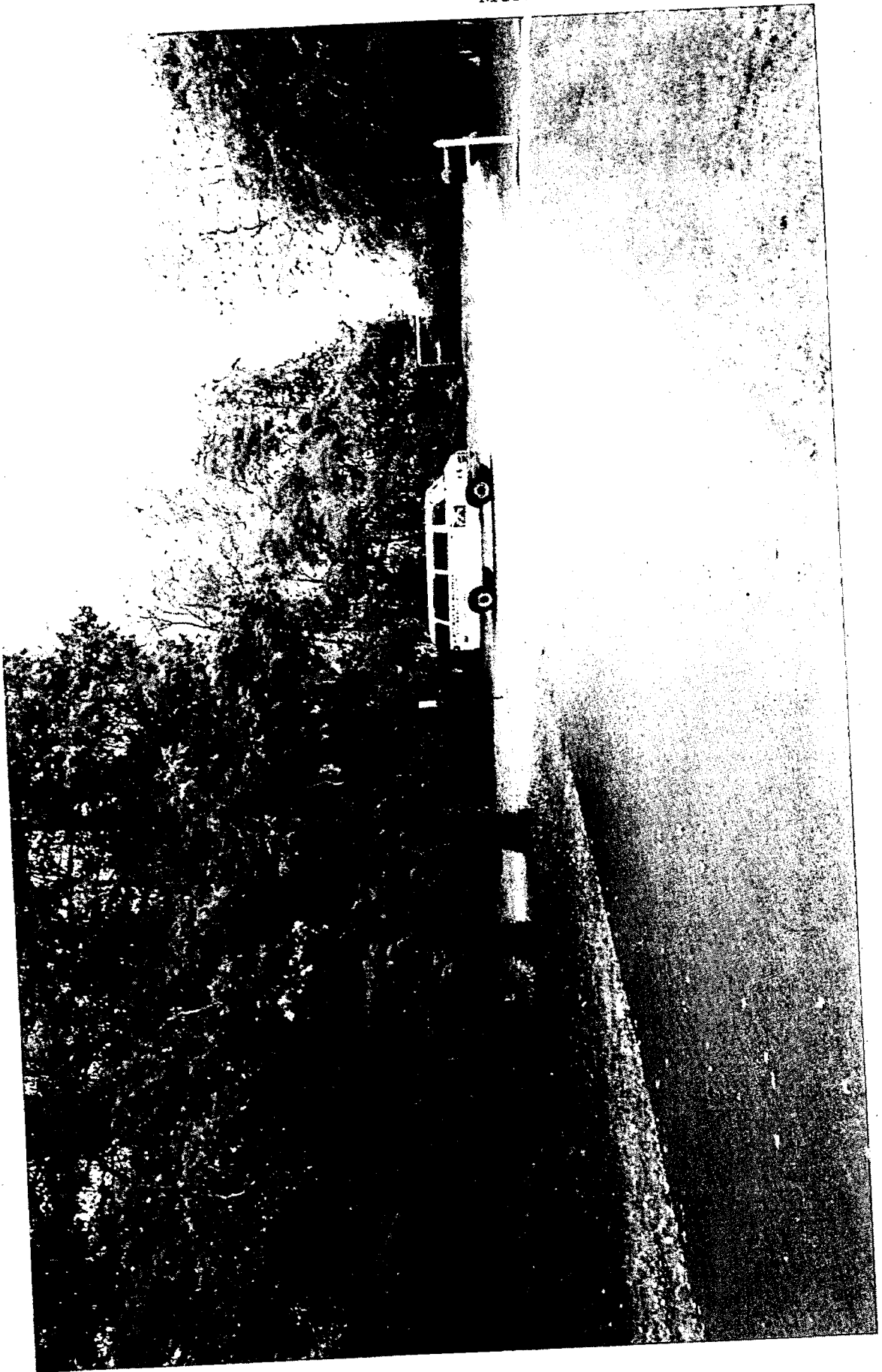
MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING

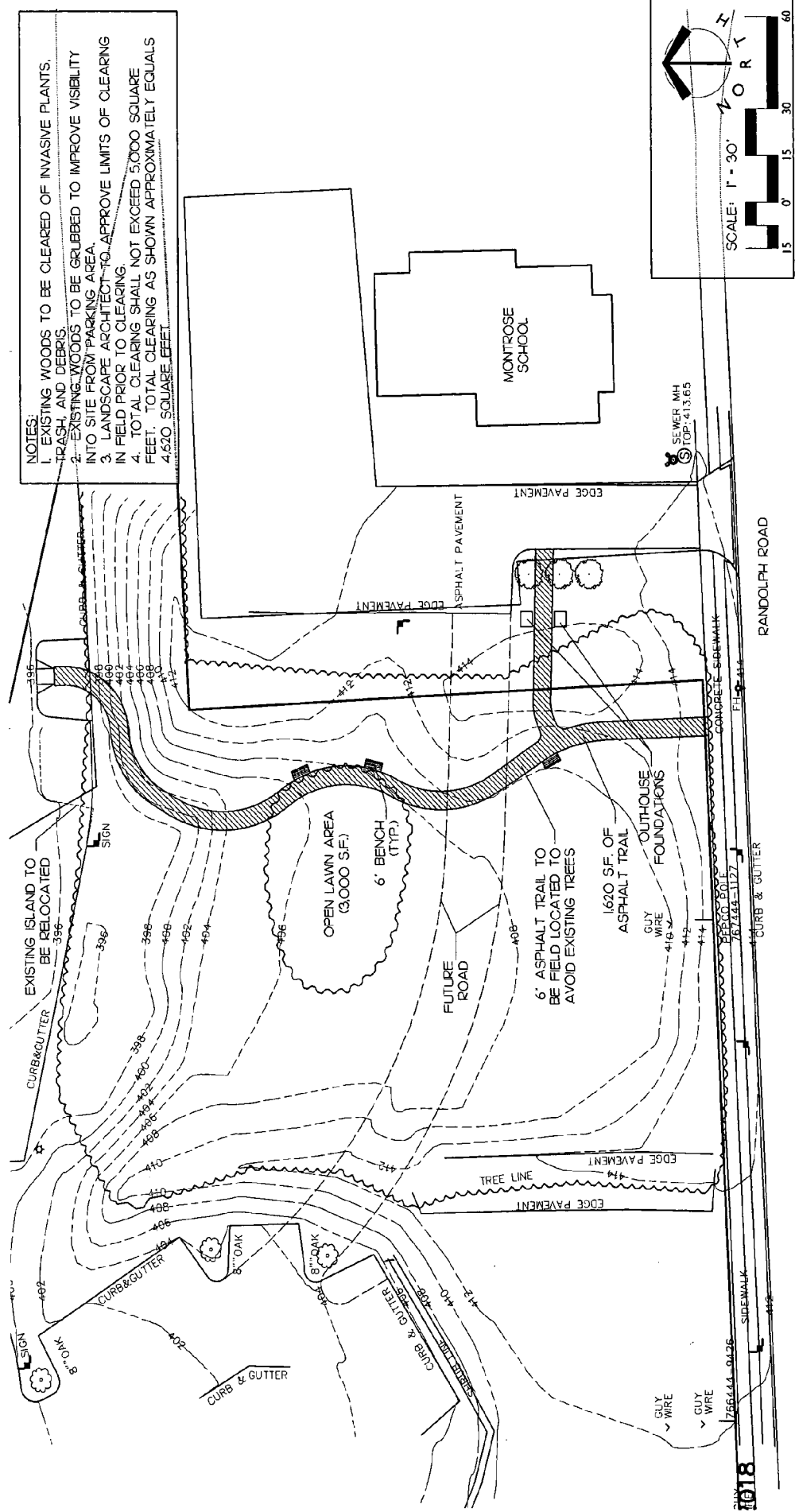


Jan 14th

Agenda

mtg

NOTES:
 1. EXISTING WOODS TO BE CLEARED OF INVASIVE PLANTS, TRASH, AND DEBRIS.
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DECEMBER 11, 2003 LDI# 2003137



MONTROSE CROSSING

AMENITY LAYOUT PLAN, ROCKVILLE, MD

LandDesign



**Loiederman
Soltesz Associates**

TRANSMITTAL

1390 Piccard Drive
Rockville, Maryland 20850
(301) 948-2750 (301) 948-9067 fax

To: Department of Permitting Services Date: 12/24/03
255 Rockville Pike Subject: Alexan Montrose Crossing
Rockville, MD 20850 (Montrose School)

Attn: _____ Project No.: 1423-00-00

The following items are transmitted: Herewith Separate Cover Via Messenger Overnight

Copies	Pages	Description
2	4	Application for Historic Area Work Permit
2	1	Adjacent and confronting property owners
2	12	Color photographs
2	1	Site Plan
2	1	Overall Plan for context

The above items are submitted: At your request For your review For your files
 For your approval For your action For your information

General Remarks:

Copies to:

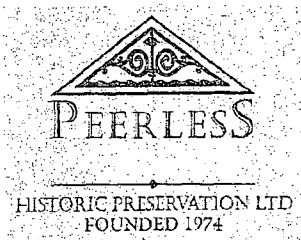
By: **Silvia D. Silverman**

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address State of Maryland c/o Peerless Rockville PO Box 4262 Rockville, MD 20849-4262 GQ62, P082	Owner's Agent's mailing address Loiederman Soltesz Associates, Inc./Rockville Office 1390 Piccard Drive Suite No. 100 Rockville, Maryland 20850
Adjacent and confronting Property Owners mailing addresses	
Montrose Crossing Inc. c/o GFS Realty Inc. 6300 Sheriff Road, D672 Landover, MD 20875-4303	State of Maryland Tawes State Office Building Annapolis, MD 21401



December 24, 2003

Ms. Susan Velasquez, Chair
Historic Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Development near Montrose School

Dear Sue:

On behalf of Peerless Rockville, I write to endorse the attached plan for a sidewalk proposed to connect the west end of the Montrose Crossing shopping center with the Montrose School property. Peerless Rockville has owned this 1909 schoolhouse for 24 years, although for the foreseeable future the State Highway Administration retains ownership of the land under the building.

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Thank you and the HPC staff for your interest in this matter. As my mother always said, "The devil is in the details."

Sincerely,


Eileen McGuckian
Executive Director

Enclosure

Cc: Michele Naru, Wynn Witthans, Peter Melmed, SHA

P.O. Box 4262 • ROCKVILLE, MD 20849-4262

TEL: 301.762.0096 • FAX: 301.762.0961 • EMAIL: info@peerlessrockville.org • WEB PAGE: peerlessrockville.org

Secretary of the Interior's Standards for Rehabilitation

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**Loiederman
Soltesz Associates**

TRANSMITTAL

1390 Piccard Drive
Rockville, Maryland 20850
(301) 948-2750 (301) 948-9067 fax

To: Department of Permitting Services Date: 12/24/03
255 Rockville Pike Subject: Alexan Montrose Crossing
Rockville, MD 20850 (Montrose School)

Attn: _____ Project No.: 1423-00-00

The following items are transmitted: Herewith Separate Cover Via Messenger Overnight

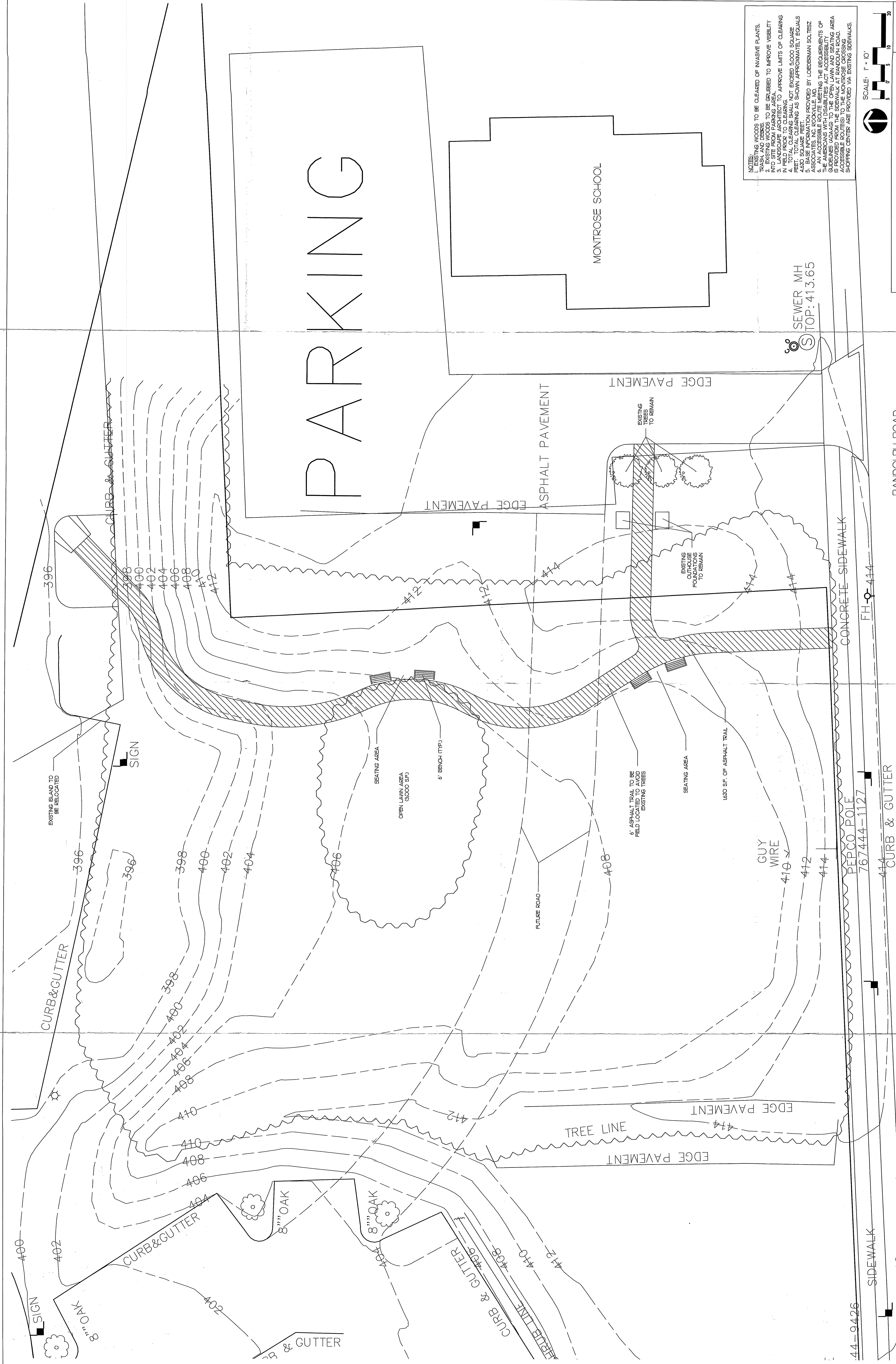
Copies	Pages	Description
2	4	Application for Historic Area Work Permit
2	1	Adjacent and confronting property owners
2	12	Color photographs
2	1	Site Plan
2	1	Overall Plan for context

The above items are submitted: At your request For your review For your files
 For your approval For your action For your information

General Remarks:

Copies to:

By: **Silvia D. Silverman**



NOTES:
 1. EXISTING TREES TO BE CLEARED OF INVASIVE PLANTS, TRASH AND DEBRIS.
 2. EXISTING TREES TO BE GULCHED TO IMPROVE VISIBILITY INTO SITE FROM PARKING AREA.
 3. EXISTING TREES TO BE GULCHED TO APPROVE LIMITS OF CLEARING IN FIELD PRIOR TO CLEARING.
 4. TOTAL CLEARING SHALL NOT EXCEED 5000 SQUARE FEET.
 5. BASE INFORMATION PROVIDED BY LOEBERMAN SOUTHER ASSOCIATES, INC. ROCKVILLE, MD.
 6. THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AT RANDOLPH ROAD. SHOPPING CENTER ARE PROVIDED VIA EXISTING SIDEWALKS.



AMENITY PLAN

ALEXAN MONROSE CROSSING
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PROJECT NO. LD# 2003137
 SHEET L-5 OF 5

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY HAND. THE UTILITY LOCATOR SHALL BE USED TO VERIFY THE LOCATION AND DEPTH OF UTILITIES. A 1"=40' SCALE PLAN OF THE UTILITIES SHALL BE PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

SEWER MH
 TOP: 413.65

PEPCO POLE
 767444-1127

CONCRETE SIDEWALK
 FH 414

RANDOLPH ROAD

NO.	DATE	REVISIONS	BY	DATE
1	DECEMBER 21, 2003	CAD Standards Version	CJ	216 NW 6
Author		CU	Entered	
Checked		CU	Entered	
Designed		CU	Entered	
Drawn		CU	Entered	
Reviewed		CU	Entered	
Approved		CU	Entered	
Project No.		216 NW 6		
Sheet No.		L-5		
Total Sheets		5		
Zone		00 563		
Map No.		M-0000 200' Sheet		
Page No.		29		
Project Name		Alexan Monrose Crossing		
Project Address		216 NW 6		
Project City		Rockville, MD		
Project State		Maryland		
Project Country		USA		

LandDesign
 1414 Prince Street, Suite 400 Alexandria, VA 22314
 V: 703.546.7784 F: 703.546.8884
 www.LandDesign.com



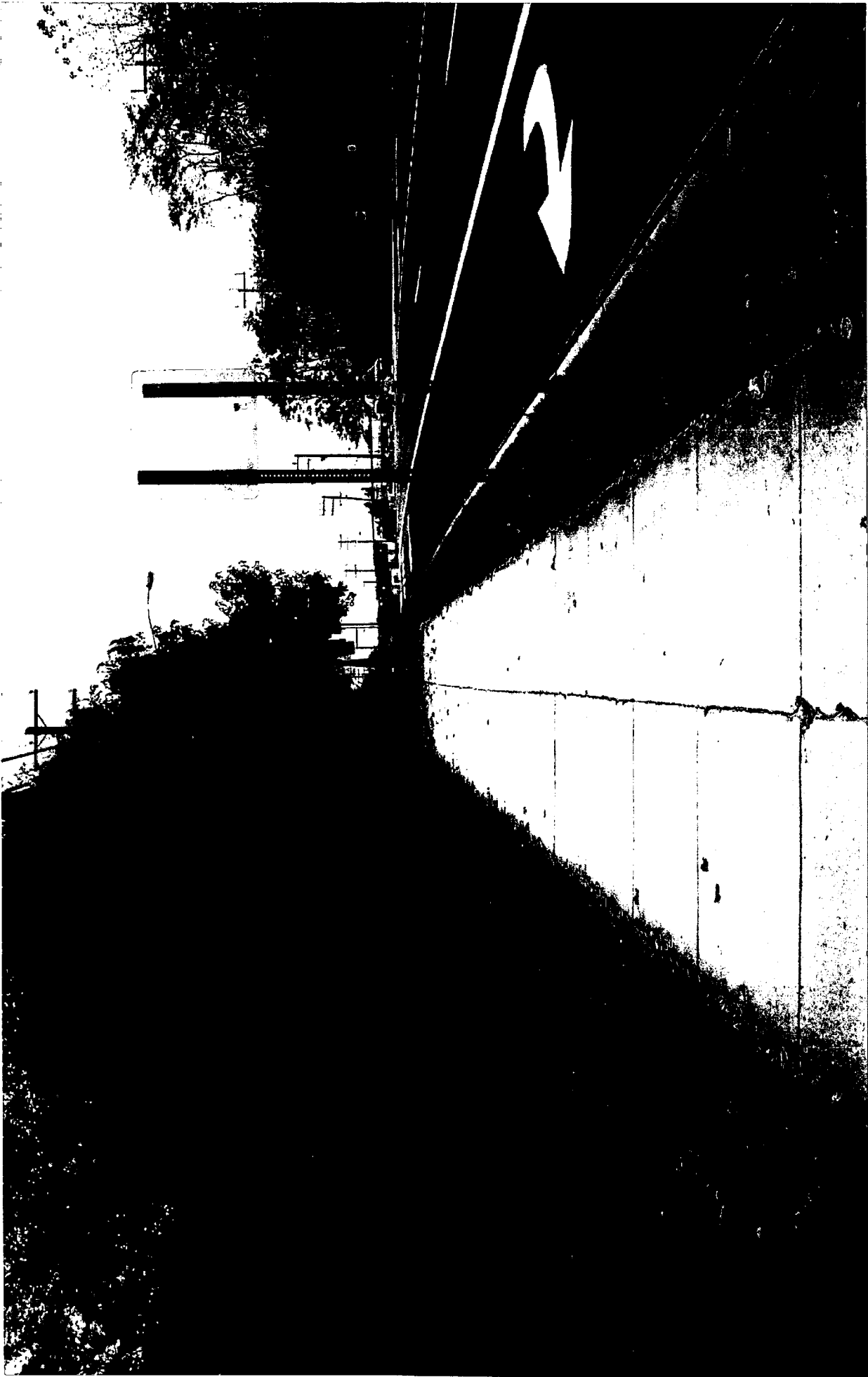
PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE



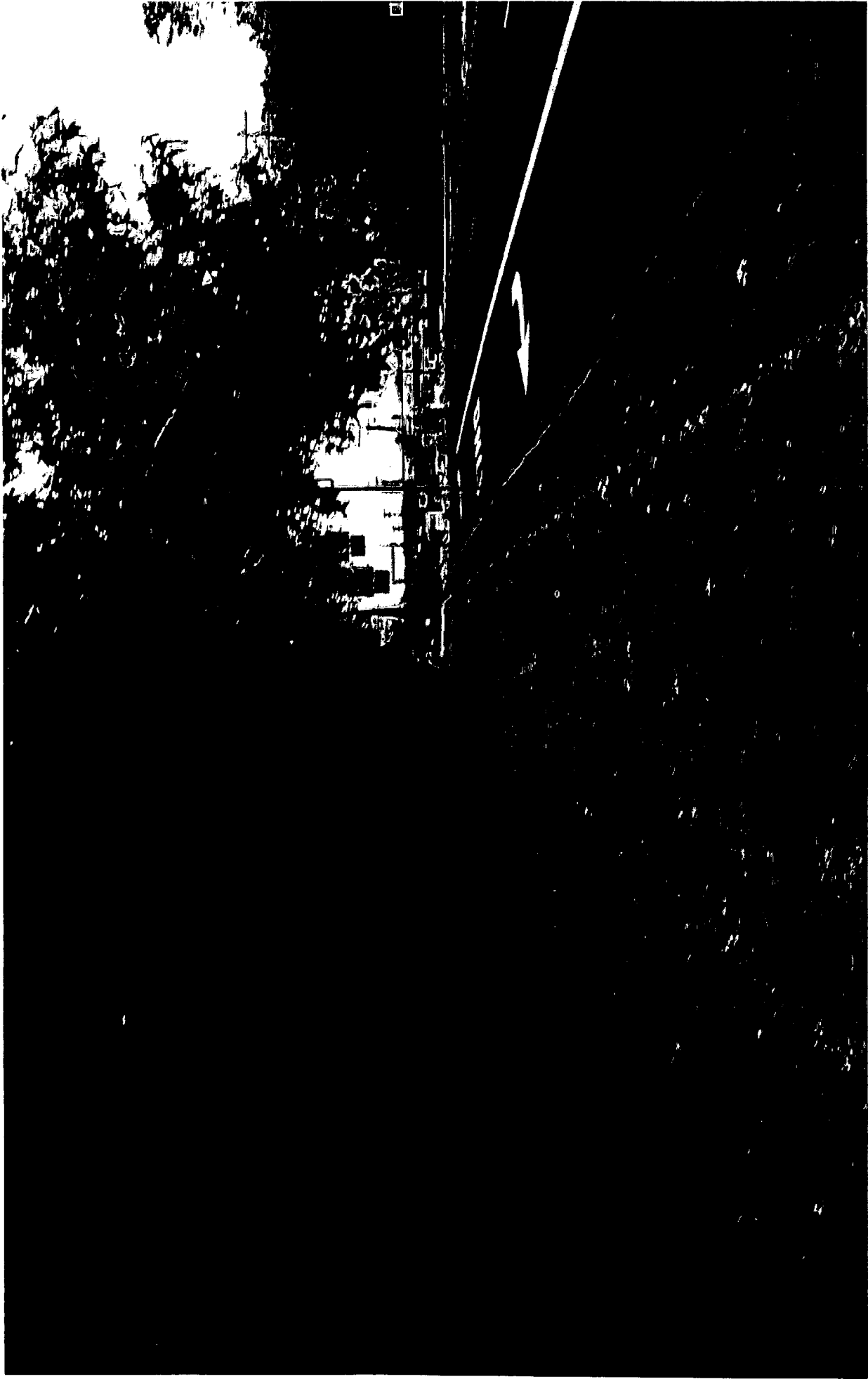
PEDESTRIAN PATH ALONG
NORTH BOUND ROCKVILLE PIKE



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL



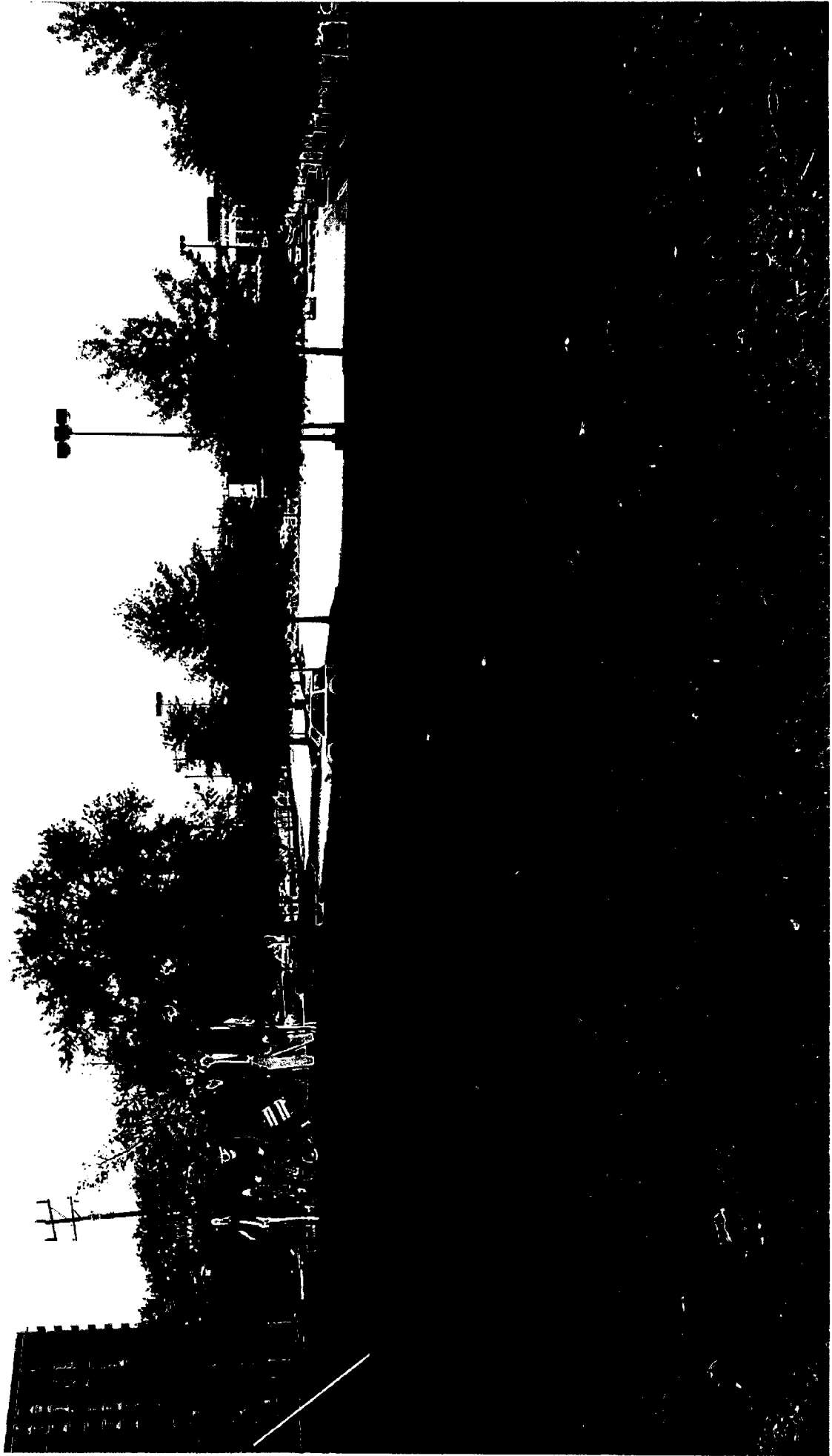
PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL



PEDESTRIAN PATH ALONG
RANDOLPH ROAD
TOWARDS MONTROSE SCHOOL



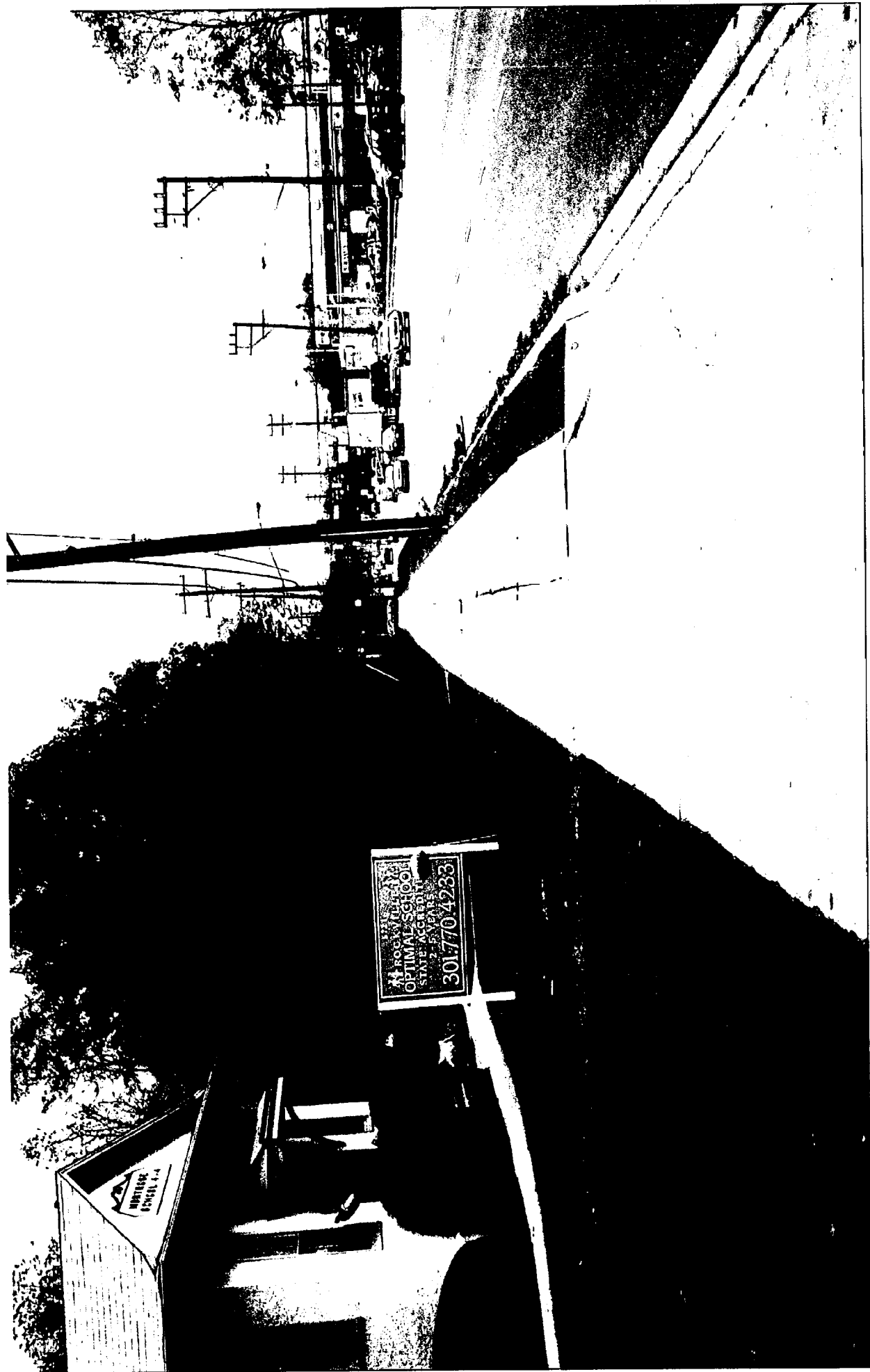
VIEW OF MONTROSE CROSSING



VIEW OF MONTROSE CROSSING
AMENITY AREA



APPROACH TO MONTROSE SCHOOL



MONTROSE SCHOOL SETTING



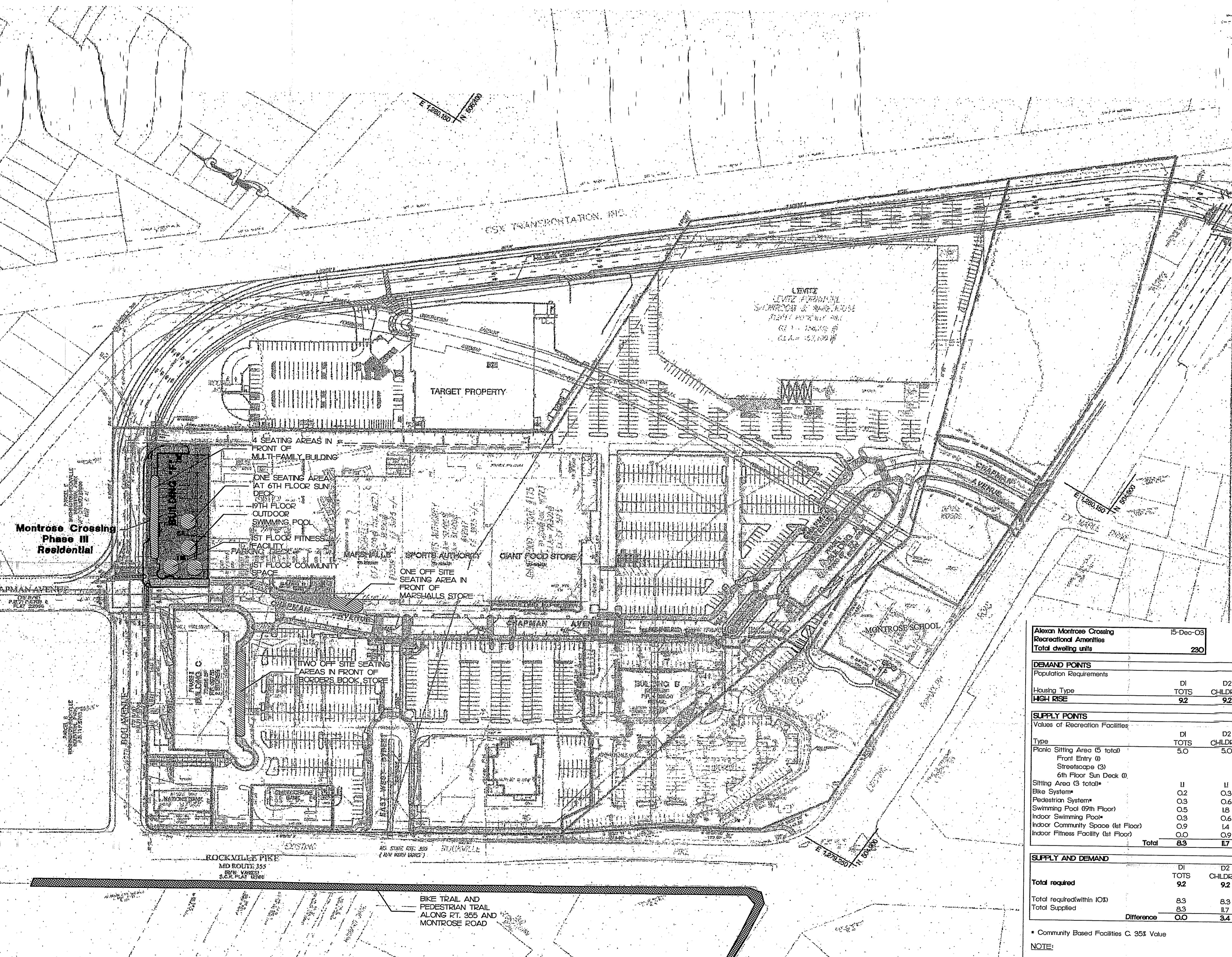
MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING



MONTROSE SCHOOL SETTING



Alexon Montrose Crossing
 Recreational Amenities
 Total dwelling units 230
 15-Dec-03

DEMAND POINTS					
Population Requirements					
Housing Type	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
HIGH RISE	92	92	92	1771	105.8

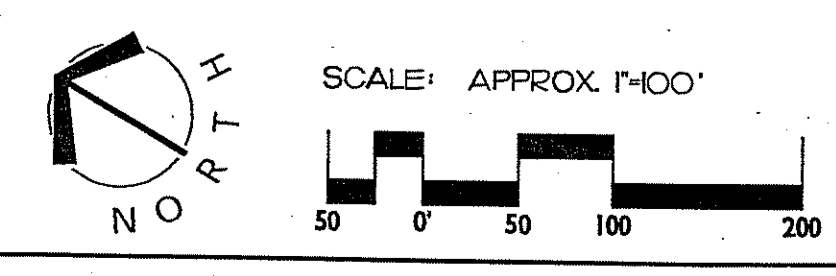
SUPPLY POINTS					
Values of Recreation Facilities					
Type	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Picnic Sitting Area (5 total)	5.0	5.0	7.5	25.0	10.0
Front Entry (1)					
Streetscape (3)					
6th Floor Sun Deck (1)					
Sitting Area (3 total)*	11	11	16	53	21
Bike System*	0.2	0.3	0.5	9.3	3.7
Pedestrian System*	0.3	0.6	0.6	27.9	16.7
Swimming Pool (19th Floor)	0.5	1.8	1.8	44.3	15.9
Indoor Swimming Pool*	0.3	0.6	0.6	18.6	14.8
Indoor Community Space (1st Floor)	0.9	1.4	2.7	53.1	42.4
Indoor Fitness Facility (1st Floor)	0.0	0.9	0.9	35.4	15.9
Total	8.3	11.7	16.2	218.9	121.5

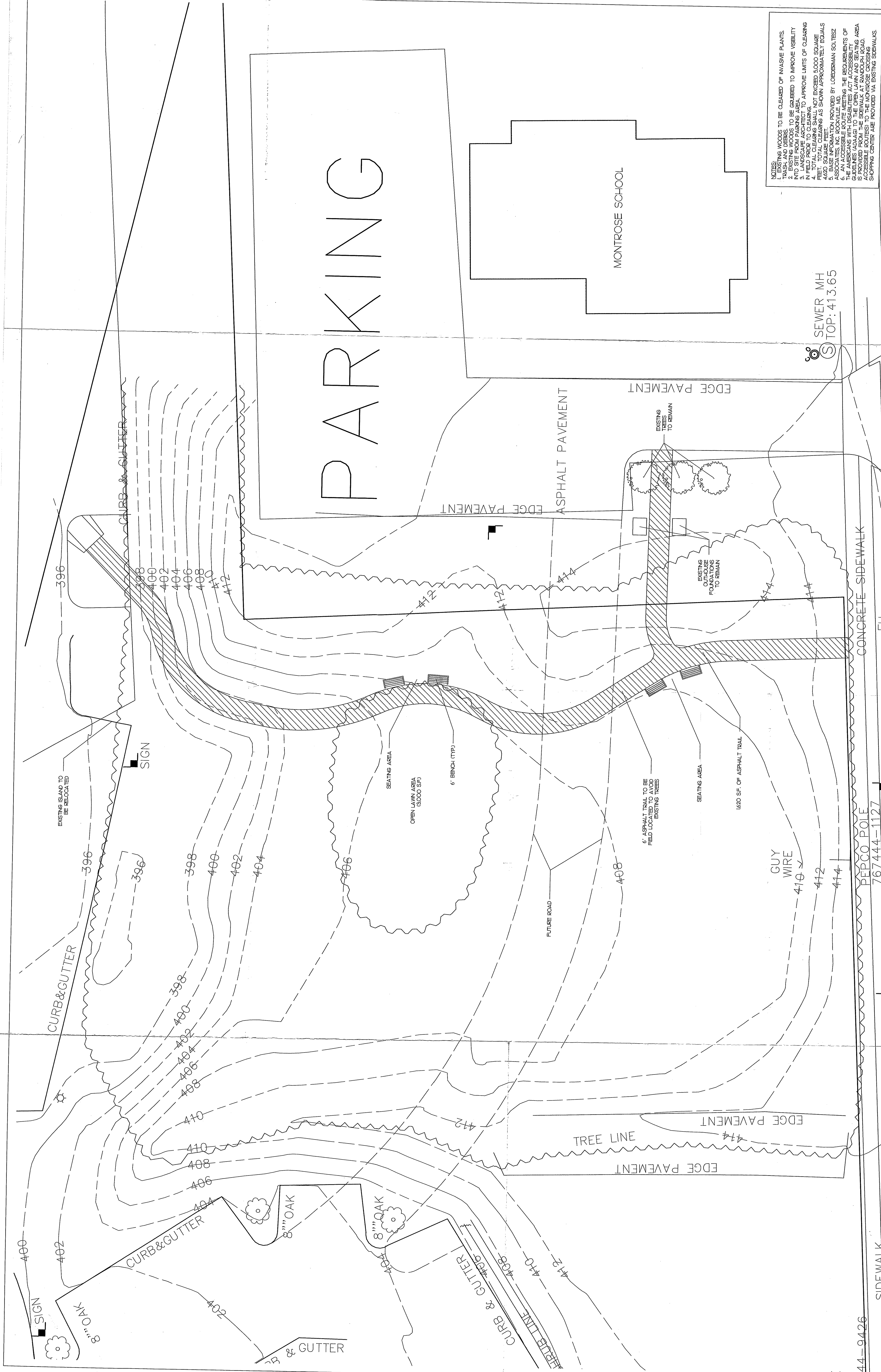
SUPPLY AND DEMAND					
	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Total required	92	92	92	1771	105.8
Total required (within 10')	8.3	8.3	8.3	159.4	95.2
Total Supplied	8.3	11.7	16.2	218.9	121.5
Difference	0.0	3.4	7.9	59.5	26.3

* Community Based Facilities C. 35% Value

NOTE:

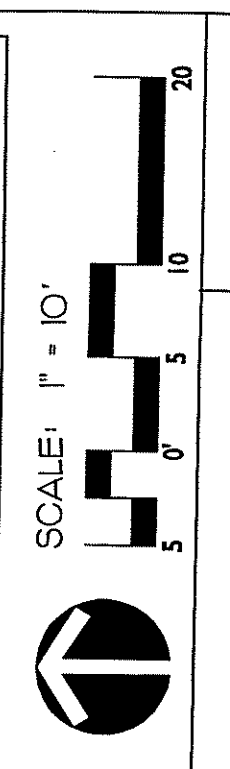
- INDOOR POOL PROVIDED OFF SITE AT THE MONTGOMERY COUNTY AQUATIC CENTER LOCATED AT THE INTERSECTIONS OF NICHOLSON LANE AND OLD GEORGETOWN ROAD. (APPROXIMATELY 1 MILE FROM BUILDING F)
- PEDESTRIAN SYSTEM IS ALSO PROVIDED THROUGHOUT MONTROSE CROSSING SHOPPING CENTER.
- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.





NOTES:

- EXISTING WOODS TO BE CLEARED OF INVASIVE PLANTS.
- EXISTING WOODS TO BE CLEARED TO IMPROVE VISIBILITY INTO SITE FROM PARKING AREA.
- LANDSCAPE ARCHITECT TO APPROVE LIMITS OF CLEARING.
- TOTAL CLEARING SHALL NOT EXCEED 8,000 SQUARE FEET. TOTAL CLEARING AS SHOWN APPROXIMATELY EQUALS 7,000 SQUARE FEET.
- BASE DESIGN PROVIDED BY LOEBERMAN SOUTER ASSOCIATES, INC. ROCKVILLE, MD.
- AN ACCESSIBLE ROUTE MEETING THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADA) SHALL BE PROVIDED FROM THE SIDEWALK AT RANDOLPH ROAD TO THE MONTROSE CROSSING SHOPPING CENTER ARE PROVIDED VIA EXISTING SIDEWALKS.



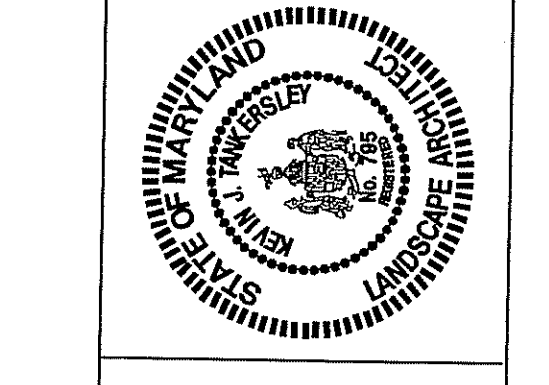
AMENITY PLAN

ALEXAN MONTROSE CROSSING
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PROJECT NO. LD# 2003137
 SHEET L-5 OF 5

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



RANDOLPH ROAD

414 CURB & GUTTER

414 CONCRETE SIDEWALK

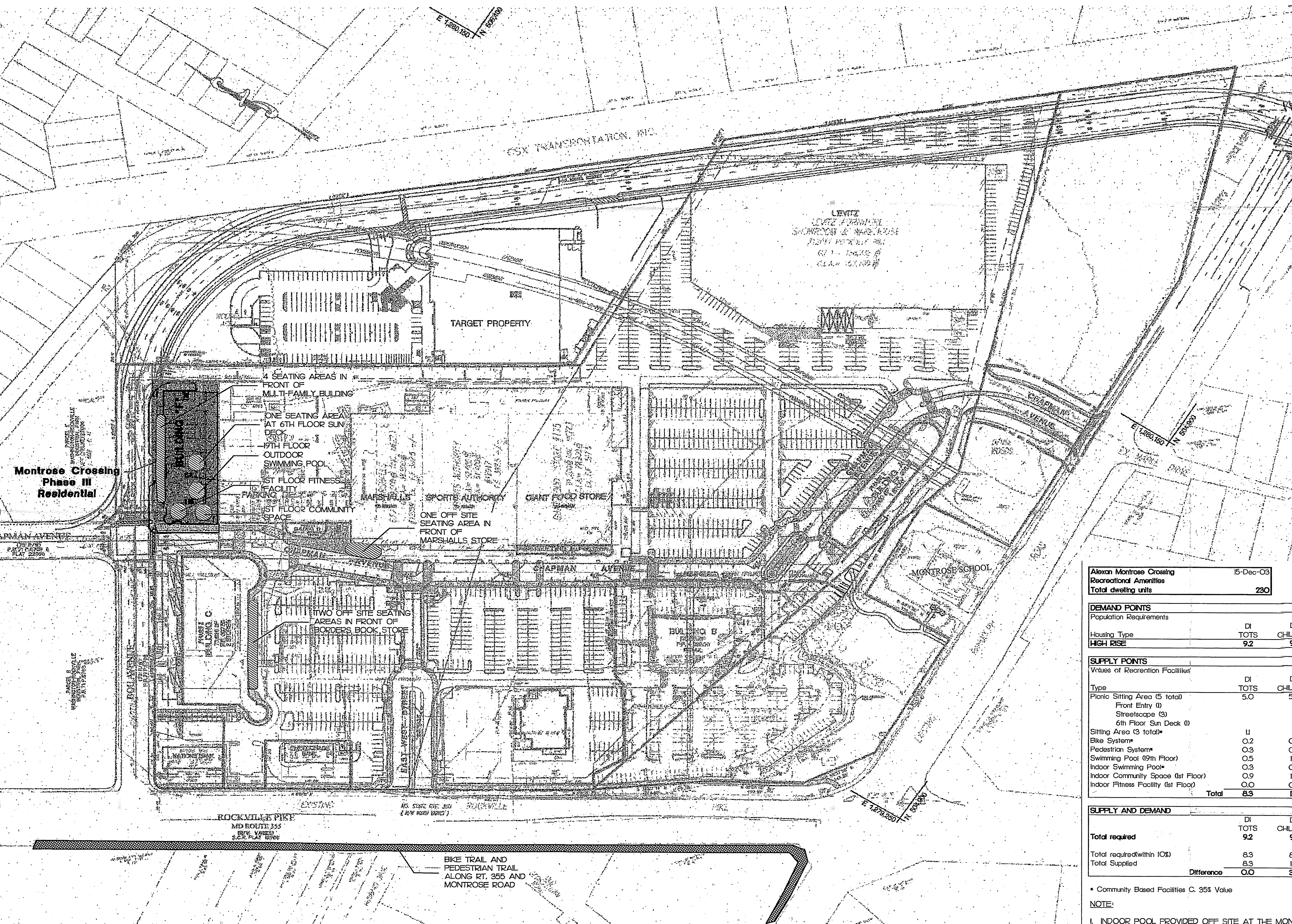
414 PEPCO POLE 767444-1127

414 SEWER MH TOP: 413.65

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Project: Alexan Montrose Crossing	Sheet: L-5	Date: 12/23/2003	Author: J.C.
Client: Alexan Montrose Crossing	Drawn: J.C.	Checked: J.C.	Approved: J.C.
Project No. 210 NW 6	Sheet No. L-5	Date: 12/23/2003	Author: J.C.

LandDesign

1414 Pines Street, Suite 400, Alexandria, VA 22314
 V: 703.548.7794 F: 703.549.4894
 www.LandDesign.com



Alexon Montrose Crossing
 Recreational Amenities
 Total dwelling units 230
 15-Dec-03

DEMAND POINTS
 Population Requirements

Housing Type	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
HIGH RISE	9.2	9.2	9.2	177.1	105.8

SUPPLY POINTS
 Values of Recreation Facilities

Type	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS	
Picnic Sitting Area (5 total)	5.0	5.0	7.5	25.0	10.0	
Front Entry (1)						
Streetscape (3)						
6th Floor Sun Deck (1)						
Sitting Area (3 total)	11	11	16	5.3	21	
Bike System*	0.2	0.3	0.5	9.3	3.7	C. 35%
Pedestrian System*	0.3	0.6	0.6	27.9	16.7	C. 35%
Swimming Pool (19th Floor)	0.5	1.8	1.8	44.3	15.9	
Indoor Swimming Pool	0.3	0.6	0.6	15.6	14.8	C. 35%
Indoor Community Space (1st Floor)	0.9	1.4	2.7	53.1	42.4	
Indoor Fitness Facility (1st Floor)	0.0	0.9	0.9	35.4	15.9	
Total	8.3	11.7	16.2	216.9	121.5	

SUPPLY AND DEMAND

	D1 TOTS	D2 CHILDREN	D3 TEENS	D4 ADULTS	D5 SENIORS
Total required	9.2	9.2	9.2	177.1	105.8
Total required (within 10%)	8.3	8.3	8.3	159.4	95.2
Total Supplied	8.3	11.7	16.2	216.9	121.5
Difference	0.0	3.4	7.9	59.5	26.3

* Community Based Facilities C. 35% Value

NOTE:

- INDOOR POOL PROVIDED OFF SITE AT THE MONTGOMERY COUNTY AQUATIC CENTER LOCATED AT THE INTERSECTIONS OF NICHOLSON LANE AND OLD GEORGETOWN ROAD, (APPROXIMATELY 1 MILE FROM BUILDING F)
- PEDESTRIAN SYSTEM IS ALSO PROVIDED THROUGHOUT MONTROSE CROSSING SHOPPING CENTER.
- THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

