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PLEASANTS DEVELOPMENT, LLC | 24012 Frederick Rd. | Suite 200 | Clarksburg, MD 20871 | T 301-428-0800 | F 301-428-1736

December 22, 2023

Mayor and Town Council & Planning Commission  
Mount Airy Town Hall  
110 S Main Street  
Mount Airy, MD 21771

**DELIVERED VIA EMAIL**

**RE: Mount Airy Crossing Pre-concept Sketch Plan Submission**

Dear Mayor and Members of the Town Council & Planning Commission:

Enclosed with this letter is our Pre-concept Sketch Plan and other related information as requested by the Planning Commission in their December 7, 2023 letter. These items are listed below.

1. Revised Pre-concept Sketch Plan (prints submitted by Vanmar)
2. Outline of changes to the above plan
3. Public hearing response
4. Fact Sheet including density, open space & land use calculations
5. Open space delineation plans
6. Survey of existing senior housing communities related to population & parking
7. Executive Summary of traffic impact and road planned improvements

We will present further information on water capacity/demand projections prior to the January 16, 2024 workshop as this information is still being developed.

Sincerely,

**PLEASANTS DEVELOPMENT, LLC**

A handwritten signature in blue ink, appearing to read "CWagner", is written over a light blue grid background.

Clark Wagner, Vice President, Land Acquisition & Entitlement