

Brightwell Crossing

Poolesville, Maryland

Client: Kettler Forlines Homes, Inc.

Project Profile

Description: 177 Unit Residential Community
Site Area: 172.10 acres
Status: Under Construction
Design Services: Land Use Planning, Site Planning, Community Design, Engineering, Record Plat, Permitting

The Brightwell Crossing community is located in Western Montgomery County within the Incorporated Limits of the Town of Poolesville. Brightwell Crossing is only minutes from White's Ferry and Maryland Route 28 making this community with a small town feel readily accessible to larger cities such as Rockville, MD and Leesburg, VA.

In addition to following the entitlement process of the Town of Poolesville, the Brightwell Crossing site has several unique characteristics that made the coordination of planning, design and engineering efforts between public agencies at the state, county, and local level paramount

to the successful outcome of this project. Some of these unique characteristics include its' location along a Maryland Scenic Byway and Montgomery County Rural Rustic Road, the location of the historic John Poole House and Cemetery inside the limits of the site, the provision to provide a town well that taps into the municipal water supply, and several environmental site design (ESD) and zoning constraints.

Brightwell Crossing is currently under construction, with the first homes scheduled for delivery in the Spring of 2011. Upon final completion there will be a total of 177 single family residential lots clustered within and around approximately 48 acres of open space. This will include Elgin Park, which provides a full size soccer/lacrosse field, picnic pavilion and play equipment, a stream valley park providing a hiker/biker trail, and several pocket parks dispersed throughout the community.



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