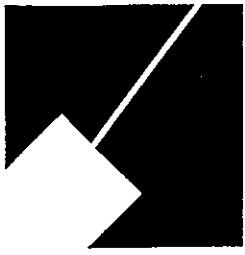


Item #11

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

M E M O R A N D U M

DATE: October 12, 2001

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Planning Department
(301) 495-4587

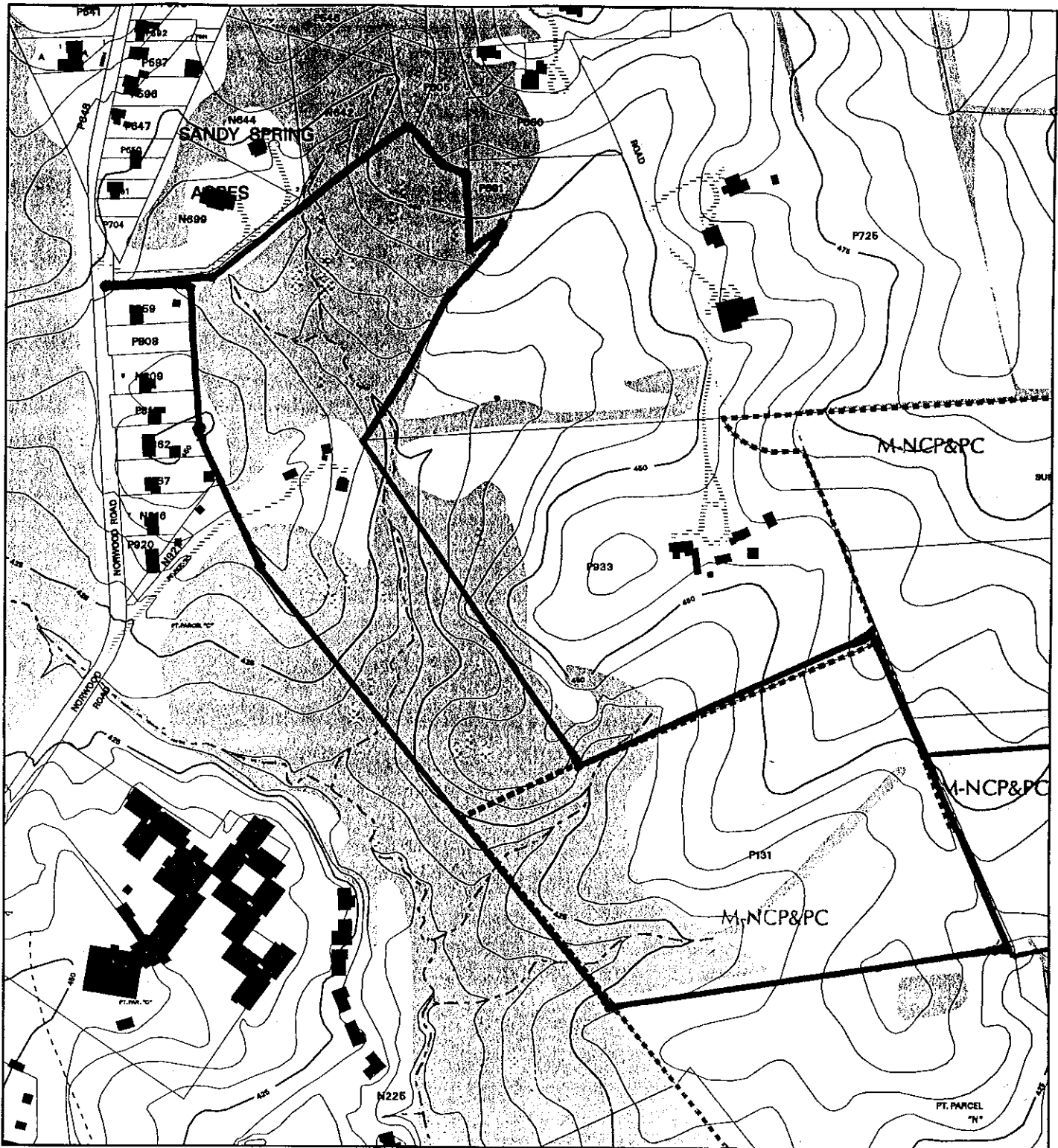
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 18, 2001.

Attached are copies of plan drawings for Items #08, #10, #11, #14. These subdivision items are scheduled for Planning Board consideration on October 18, 2001. The items are further identified as follows:

- Agenda Item #08 - Preliminary Plan 1-01004A
Ramsburg Property
- Agenda Item #10 - Preliminary Plan 1-01083
Parcel R, Damascus
- Agenda Item #11 - Preliminary Plan 1-01070
Springview
- Agenda Item #14 - Preliminary Plan 1-98009A
Highlands of Clarksburg

Attachment

VICINITY MAP FOR
SPRINGVIEW WEST (1-01070)



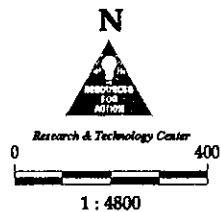
Map compiled on May 22, 2001 at 3:54 PM | Site located on base sheet no - 224NW01

NOTICE

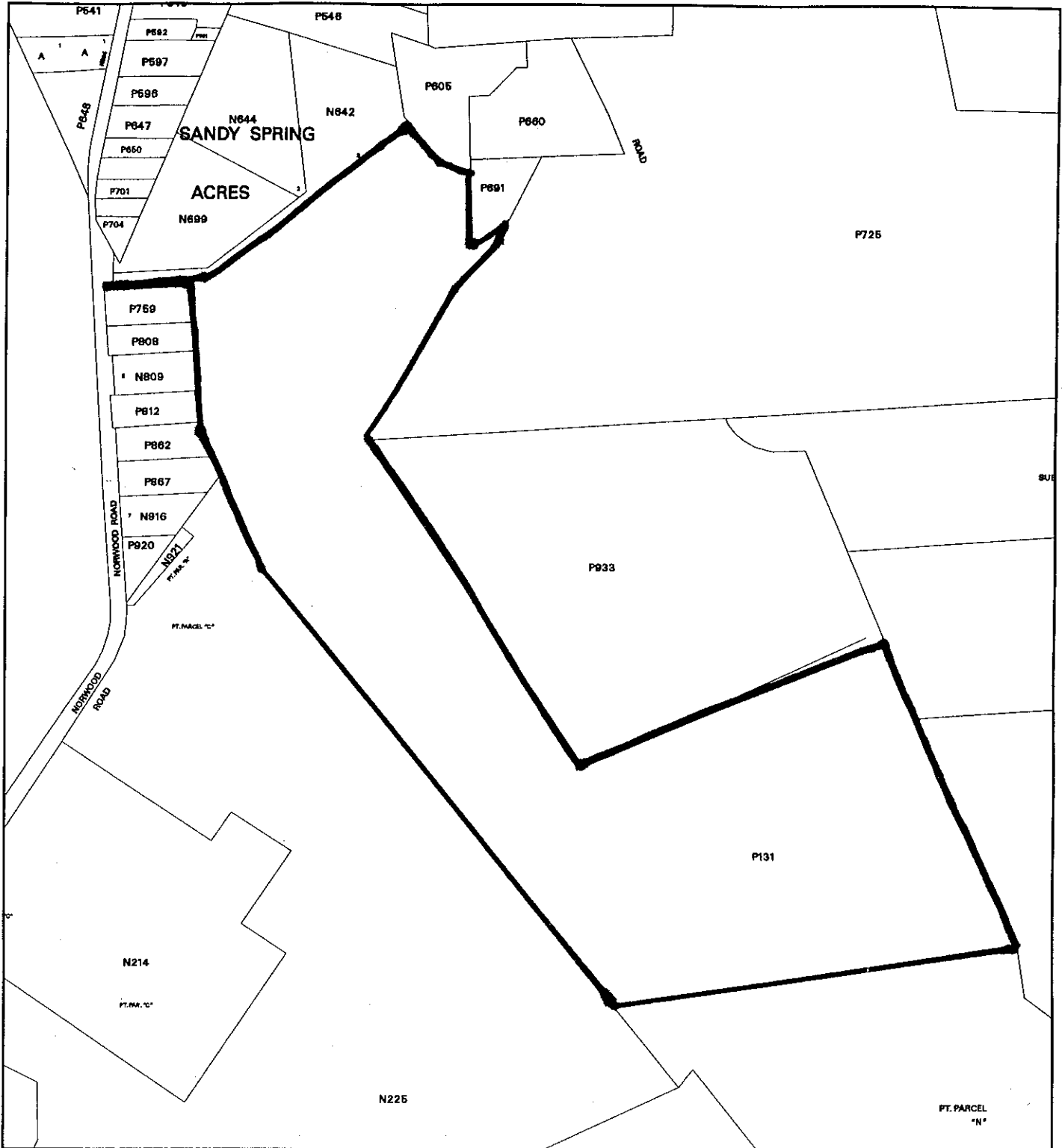
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



VICINITY MAP FOR
SPRINGVIEW WEST (1-01070)



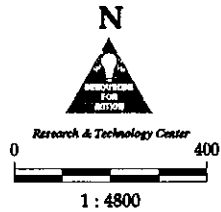
Map compiled on May 22, 2001 at 3:50 PM | Site located on base sheet no - 224NW01

NOTICE

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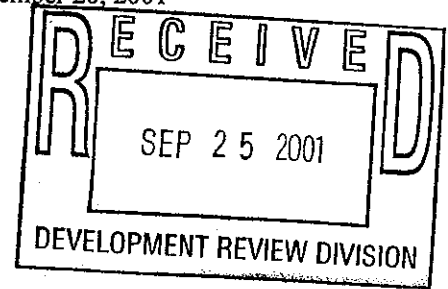
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



11
10-18-01

17719 Country Hills Road
Ashton, Maryland 20861
September 20, 2001

Maryland-National Capitol Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
Attn: Sub Division Office, Development Review Division
Reference: File #101070



Dear Sir/Madam:

Within the last several months I have received in the mail a set of site plans for a proposed development adjacent to my property. This action was subsequently followed by posting of a proposed cluster development notification sign on the street barrier at the end of Country Hills Road.

On September 6, 2001 I then received a formal letter from the development firm of Miller and Smith from McLean, Virginia. This letter advised me that their company has requested that they be placed on the agenda of the Montgomery County Planning Board in order to discuss the Preliminary Plan for Springview- the property associated with the above reference file. The Miller and Smith letter provided me with a brief overview of what the Springview development effort would entail. Based on their information it became apparent to me that their current plans are now somewhat different than what had been previously presented to me when I was mailed a set of site plans three months prior. On September 18, 2001 I had the opportunity to meet with a Miller and Smith representative (Charles Ellison) at my home. At this meeting all of my neighbors most impacted by the Springview site were present to hear an overview of what the developer was proposing for this site. This meeting was well received and the gentlemen responded with answers to a majority of our questions.

I would like to take this opportunity to convey to you some of my concerns and would like to provide a series of recommendations and alternatives for your consideration as part of the overall planning and approval process. I expect to be in attendance at the Planning Board when the Springview agenda is discussed.

The original set of drawings reflected a larger amount of homes than what is now proposed by Miller and Smith. I was advised by Charles Ellison, of Miller and Smith, that the reduction in the amount of homes was principally driven by Parks and Planning in conjunction with the Board. While this direction is welcomed, I also was advised that fewer homes would be constructed immediately adjacent to my property line. At the September 18th meeting with Mr. Ellison he produced preliminary plans which showed the site location of all homes in Springview. The site location of those homes (two) that would be immediately adjacent to my property line was acceptable to neighbors as well as I. Since these two homes are adjacent to our property lines and would be tied into our street and community we want to ensure that the type and character of these two homes are consistent with the surrounding community. Mr. Ellison also agreed to provide a set of the currently proposed plans so that we could have an opportunity to review any changes prior to the early October county board meeting.

Items of initial concern to me included the apparent reduction in lot size for the two homes now slated for construction adjacent to my property line. The lot sizes appear to have shrunk to a little over an acre vice the 2 to 3 acre previously proposed in the site plan of three months ago. Mr. Ellison advised all of us that a sewer out fall that is located elsewhere on the Springview site would service these two homes. This sewer line would not impact existing homes on Country Hills Road.

Of immediate concern to me is the matter of changing the existing Turn-Around that is now present on Country Hills Road. This turn around would be converted to a cul de sac that would dramatically increase its reach into the property line in front of my house. Mr. Ellison advised me that this was at the County's direction and that the developer was simply complying with the County's desire in this matter. Mr. Ellison also advised that the two Springview homes would essentially access Country Hills Road at the point of the new turn around. A new private driveway for the two new homes would be built and that it would

approximate 400 feet in length. Also, that neither the County nor the Developer would want to bear the cost of a full service, county maintained road extension for just two new homes. My response was then why even change the existing access entry points since it has been very adequate for the vehicles and residents who have had the need to use it to date. All of my neighbors voiced their support for seeking a waiver from the County to retain the existing turn around since there are only 10 houses on the entire street and only 4 homes would be directly impacted at the end of our street. The existing turn around functions very well and none of the larger vehicles (garbage trucks, school buses, etc) have had any problems with making a complete turn around. Additionally, I also voiced my concern about the proposed cul de sac and the impact it will have at the front of my property (approximate impact 80 feet at its circumference). The construction of this cul de sac will dramatically decrease the resale value of my property due to the extensive nature of the paving and the improvements that would be included. Additionally, the construction of a large cul de sac would create a significant increase in the impervious area and a substantial increase in storm water run off. This in turn would cause more severe erosion problems to the Snyder and Wilson properties. Mr. Snyder agreed with this opinion and indicated he is experiencing water run off problems right now but that it is has been manageable. He offered the opinion that in the event the large cul de sac has to be installed a drainage culvert would have to be installed across his property where an easement does not now exist. Finally, a turn-around of this magnitude will look as if it sits right on my front door steps since my home sits closer to the street than other homes on Country Hills Road.

Mr. Ellison then suggested that the existing neighbor's petition the County to retain the existing turn around as currently configured. I then suggested to Mr. Ellison that I would grant the County an additional easement, at the back of the property (on the side of my house), to relocate the cul de sac near the point where the new private driveway would extend to. There is sufficient room in that area of my property (no septic drain fields or utilities) to accommodate the cul de sac no matter how large. This is an alternative for the County to take under consideration in the event that they maintain that the cul de sac must be installed. Mr. Ellison again suggested I convey this alternative recommendation to the county but that I should recognize that such a relocation of the new cul de sac might be cost prohibitive to the County. Also, that in his opinion the County would not want to extend Country Hills Road beyond its current boundary for the above reasons.

We were then advised that there would be no provision for extending the side walks past their end point, on my property, and that either a "nature trail" or gravel/bark chip walkway would most likely be installed. Such a pathway would in essence connect our street and the Spring Lawn Farm community with the Olney/Ashton area. This proposal, if true, presents several problems.

Simply put, to extend a half of a distance sidewalk, which now exists in front of my home, with a transition right off of a cul de sac into a nature trail is unreasonable. First, it will be unsightly and out of character with what is now existent on Country Hills Road. Secondly, if such a trail is to be located on my side of the street it will essentially have to be placed immediately adjacent to the side of my house where all of our bedrooms are located (we live in a one-story home). That will be disruptive to my family and would not afford us the privacy we had expected when we purchased the home in this community. I would suggest that if a nature trail has to be installed that it be moved as close to the new driveway as possible. Also that since the new driveway will run parallel to the existing private driveways for the Snyder and Wright homes it may be possible to combine both driveways so that a single access point could serve the Snyder and Wright homes as well as the two new Springview homes. Both neighbors agree that this would be feasible and would cut down on the amount of asphalt and tree removal needed to access the new properties. We would further propose that the existing guardrail be removed and that a new single access point would be installed in the center of the current guardrail. One existing access ramp could then be removed that now services the Snyder and Wright properties. This action would then permit the new common driveway to be shifted more towards the Snyder/Wright property lines and thus would afford more room for accommodating the nature trail further away from the sleeping quarter's side of my home. In essence, shifting the common access drive more to the left of my side property line towards the Wright property line.

The above alternative, assuming the cul de sac waiver is granted, would then alleviate the storm water run off problem since the need to install a massive drainage culvert on the Snyder/Wilson properties would be

averted. Both impacted property owners agree with this approach however, Mr. Wright has conveyed to me that he does desire to have the new common access driveway shifted off center line from the current access right-of-way towards his property boundary even though his current driveway would essentially be eliminated. As I have stated earlier in this letter I would not oppose a common driveway assuming some relief is granted by the County in minimizing the impact on my bedroom and bathroom areas. In the event of not granting me this relief, I would thus be forced into lodging a complaint with the County concerning the increased vehicle traffic that would occur as a consequence of more vehicles being placed on a common driveway that in essence would become closer to my sleeping area. The movement of Mr. Wright's vehicles onto a common driveway would essentially vector all of vehicles closer to my sleeping areas and I would have to deal with a "headlights into my bedroom" issue. I will be prepared to present pictures of both homes and the locations of how the Wright driveway (current and projected) would be aligned in relationship to my bedroom windows. Under the current driveway configuration vehicle headlight problems are very minimal based on how the Wright's exit their current driveway. I have alerted Mr. Ellison of this possible conflict.

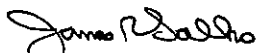
The next issue concerns street lighting. Property owners at the end of Country Hills Road do not have any streetlights. The only light on the street is at the start of Country Hills Road. There should be at least one light at the end of the street and perhaps a second light near the point of the existing turn-around. Mr. Ellison offered a suggestion that perhaps private driveway lighting could be installed for the new driveway in lieu of a larger street light. The developer would absorb the cost for these lights since he would be installing the new driveway. All impacted neighbors liked this alternative but would defer to the County on supporting this proposal one way or the other.

Finally, all of the immediate neighbors voiced concern about construction vehicle traffic on Country Hills Road. We collectively desire some commitment from both the County as well as the Developer that only those vehicles requiring access for the construction of the two new homes be permitted to use Country Hills Road. All other home construction related activities, for the balance of the Springview properties, should seek other access points during construction. The last two years of construction related activity for the three homes recently completed at the end of Country Hills Road is now requiring older property owners to power wash and repaint their homes at considerable expense. Incurring future additional expenses above and beyond this, on the part of current homeowners, should not be expected as the Springview development effort unfolds. Mr. Ellison advised that a gravel base would be installed for access to the site and that the developer would maintain this temporary road as a means to keep dust and dirt down to a minimum. This was acceptable to all impacted neighbors.

We were all happy that Mr. Ellison took the time to visit with each of us and look forward to the addition of the new neighbors within our community.

Thanks for your help and consideration in these issues. I am looking forward to attending the hearings on this subject and would be happy to discuss these issues with your staff if the need should arise.

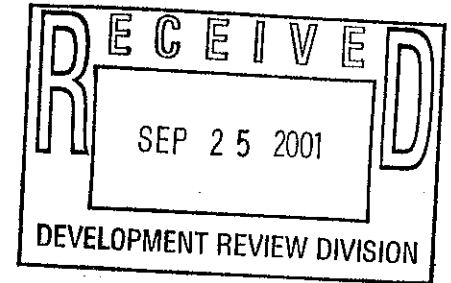
Respectfully:


James R. Salko
301-570-7111
jsalko@csc.com

Mr. & Mrs. Clarence Wright
17724 Country Hills Rd
Ashton, MD 20861
301-570-7960

09/19/2001

Maryland National Capitol Park & Planning Commission
8787 Georgia Ave.
Silver Spring, MD
301-495-4595



RE: (#101070) Spring Lawn Farms Development
Proposed Road Development (Country Hills Rd.)

Proposed road development and improvement of Country Hills Rd., including development of two lots that are adjacent to our property at 17724 Country Hills Rd.

We agree with the preliminary development plan and improvements that Miller & Smith has presented on 9/18/01 by Charles Ellison Jr., we feel this will improve the neighborhood and is consistent with the rest of the roads of Spring Lawn Farms Development.

We would however like to make mention of the following, that the turn around have proper drainage, as to prevent eroding of surrounding areas, street lighting/trees which have not been installed and that the (2) new homes be of equal or greater value to the existing adjoining homes.

We realize there is opposition from the adjoining property owner (17719 Country Hills Rd.) however, as mentioned at the meeting by the adjoining property owner, they are planning to sell their home in 16-24 months and move out of Montgomery County, therefore we feel their requests are of a less concern to the county, developer and to the neighborhood.

Secondly, it has also come to our attention that the adjoining property owner (17719 Country Hills Rd.) had previously sent a letter to NCPPC, implying that we (neighbors) were in agreement with moving or changing the road ways & walk paths, this is incorrect and we do not agree with this, as we would not like to remove any more trees in the conservation area than possible, and looking at the site plan provided by Miller & Smith we feel there is ample space between the road ways & walk paths that is proposed next to their home.

Sincerely,

Clarence Wright
Lauren Wright

Cc: Miller & Smith Charles Ellison Jr.

Mr. & Mrs. Clarence Wright
17724 Country Hills Rd
Ashton, MD 20861
301-570-7960

09/19/2001

Maryland National Capitol Park & Planning Commission
8787 Georgia Ave.
Silver Spring, MD
301-495-4595

RE: (#101070) Spring Lawn Farms Development
Proposed Road Development (Country Hills Rd.)

Gentlemen,

Please be advised that we the homeowners at the above address have not received notices by mail to any for coming developments or changes, we have in person signed an adjoining property owners list at your office (NCPPC), but yet to receive mailings. Please make certain that we are included in all mailings.

Sincerely,

Clarence Wright
Lauren Wright

Cc: Miller & Smith
Charles Ellison Jr.