

Item # 16



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**M E M O R A N D U M**

**DATE:** July 26, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for August 1, 2002.

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Attached are copies of plan drawings for Items #09, #11, #13, #14, #15, #16. These subdivision items are scheduled for Planning Board consideration on August 1, 2002. The items are further identified as follows:

- Agenda Item #09 - Preliminary Plan 1-02086  
Layhill Village
- Agenda Item #11 - Preliminary Plan 1-02109  
Plyers Mill Estates
- Agenda Item #13 - Preliminary Plan 1-02106  
Chestnut Hills-Johnson's Addition
- Agenda Item #14 - Preliminary Plan 1-02032  
Jones Property
- Agenda Item #15 - Preliminary Plan 1-02110  
Selborne House at Saint Mark's
- Agenda Item #16 - Preliminary Plan 1-02075  
Inverness Forest

Attachment

VICINITY MAP FOR  
**INVERNESS FOREST (1-02075)**



Map compiled on February 14, 2002 at 10:35 AM | Site located on base sheet no - 214NW08

**NOTICE**

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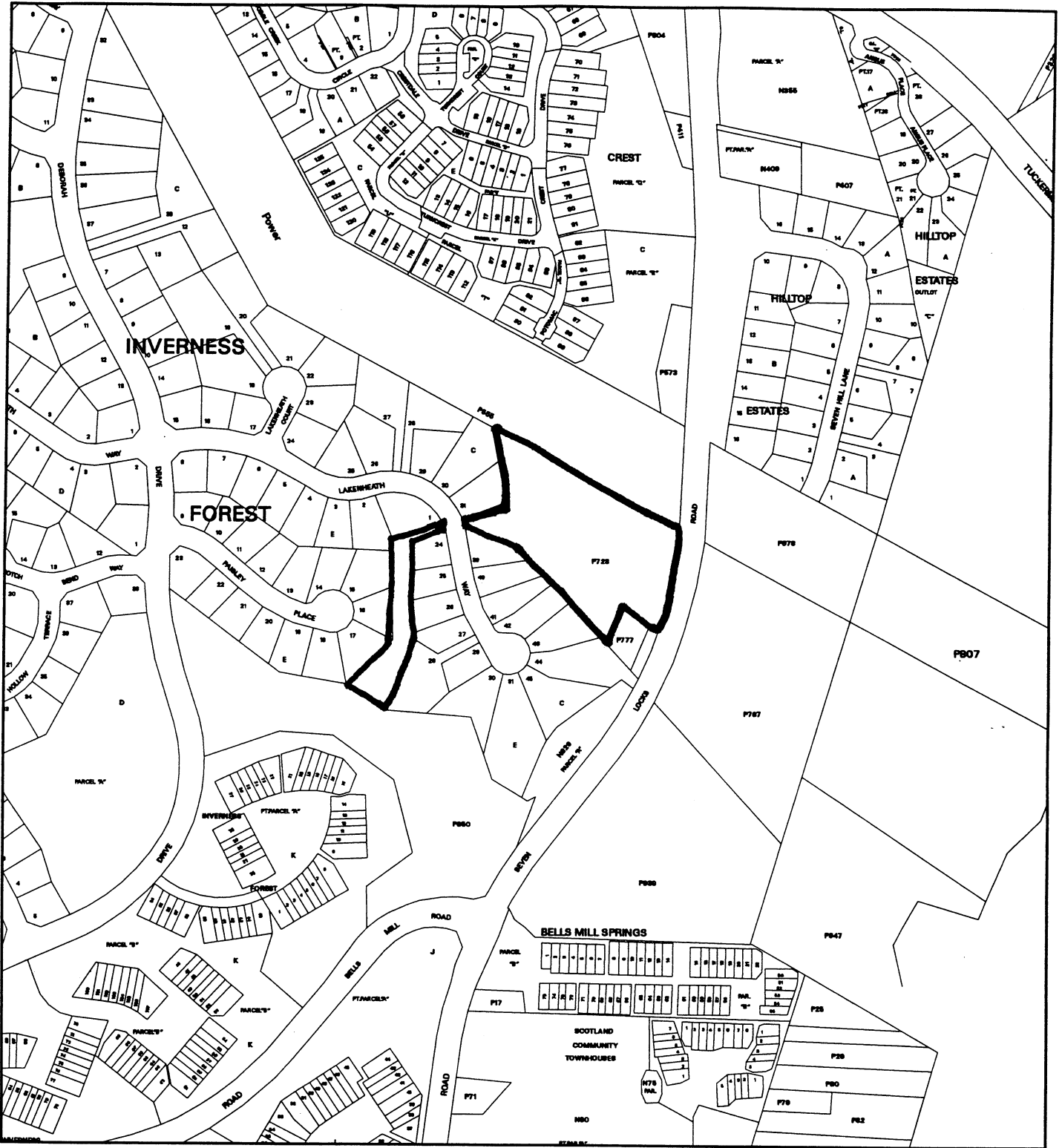
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

Key Map



VICINITY MAP FOR  
**INVERNESS FOREST (1-02075)**



Map compiled on February 14, 2002 at 10:58 AM | Site located on base sheet no - 214NW08

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1: 4800



# 16  
8-1-02

February 18, 2002

To: Development Review Committee  
Maryland-National Capital Park and Planning Commission

From: Homeowners of Lakenheath Way  
South Tuckerman/Inverness Citizens Assoc., Inc.  
Dorothy H. Marsh  
President  
8208 Lochinver Lane  
Potomac, Maryland 20854

**Re: Preliminary Plan, "Inverness Forest," Application #1-02075**

The homeowners on Lakenheath Way in Potomac, Maryland, have recently received notice of the above-referenced preliminary plan and application. Together with the Homeowners Association, STICA (South Tuckerman/Inverness Citizens Association, Inc.), we wish to express our strong opposition to this application. The Homeowners of Lakenheath Way Committee was formed and appointed by the Board of Directors of STICA and represents the fifty-plus homeowners on Lakenheath Way.

The proposed construction of five new homes in the wooded area adjacent to Lakenheath Way, with access via a road that will branch off Lakenheath Way and run directly between, and very close to, two existing homes, will have significant adverse effects on the adjacent and surrounding property owners.

**Main Concerns: Flooding, Erosion, Traffic Safety**

Our two main concerns at this time are water-related, i.e. flooding, erosion and storm management, and transportation-related, i.e. overburdened streets, traffic congestion, difficulty of access for emergency vehicles, and safety issues. A separate letter detailing these transportation/traffic concerns will be sent by our Homeowners group to the appropriate agencies and a copy will be provided to your division as well.

**Flooding and Storm Water Hazards**

The homeowners are concerned that the proposed development will add to the existing flooding that occurs after every heavy rainfall, right at the proposed entrance to the new street. Also, there is a notation on the plans for an alternative method of storm water management utilizing a sand filter. This filter would be at the base of the enormous hill very close to the property at 8001 Lakenheath Way. We are very concerned with how effective this proposed system will be and what effect it will have on neighboring properties. We are also concerned with note number 13 on the plans regarding the "waiver" of storm water management quality control. We would like more information concerning this waiver.

## **Danger of Excessive Erosion**

Another water-related concern is the likely increase of erosion due to the necessary clearing of the woodland prior to construction. There will be increased run-off of water, and we are concerned about the impact this will have on the yards and basements of adjoining properties. The hill on which the construction is proposed to take place is extremely steep, and at the base of the hill is a flood plain. We are interested in learning whether the builder plans to legally and financially indemnify adjacent homeowners against the high likelihood of extensive water damage amounting to thousands of dollars.

## **Flood Plain and Instability of Structures**

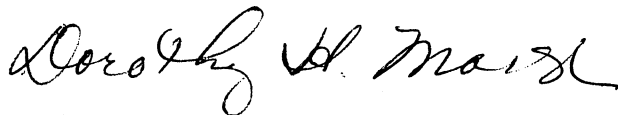
The proposed street would go between two existing homes. The owners of one of these homes applied for a permit to build a deck onto the back of their home. They were denied permission to do so because of the nearby flood plain. If a homeowner cannot even put on a deck because of the flood plain, how can this builder build a road so close to it and construct a project of this size on a steep hill directly above the flood plain?

## **Critical Need for Costly Retaining Walls**

Several homeowners on our street have just recently completed reconstruction of a retaining wall that had fallen away from two lots, but affected five homes on the cul-de-sac end of our street. These homes are only 15 years old. The builders did not build the wall properly the first time, which resulted in costing current homeowners a quarter of a million dollars to rectify the situation. In the proposed new project, we believe there will be a critical need for significant retaining walls, and the proposed plan does NOT address this vital issue. It is pertinent to note that when these homeowners were seeking permits to build the replacement retaining wall, they had difficulty obtaining the permits because of their proximity to the flood plain. Again, how can this builder be proposing such an unstable development on a steep slope so close to the flood plain?

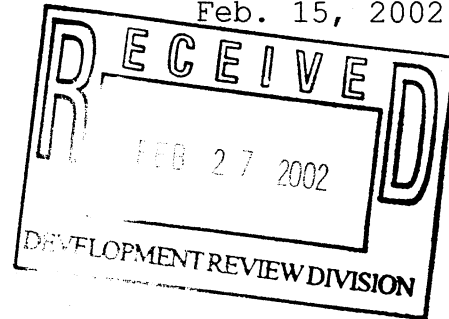
Flooding, erosion, multiple flood plain concerns, safety and accountability by the builder are issues that gravely concern us. Thank you in advance for giving this your full attention.

Respectfully submitted,



Dorothy H. Marsh, President  
South Tuckerman /Inverness Citizens Association, Inc.  
Homeowners of Lakenheath Way

Feb. 15, 2002



Malcolm Shaneman  
Development Review Commission  
MNCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20907

Dear Mr. Shaneman,

We are writing to you concerning "Preliminary Plan Inverness Forest," application No. 1-02075 submitted January 18, 2002.

We are homeowners at 8001 Lakenheath Way. The plan proposes development of a road adjacent to our home, as well as construction of houses on the nearby tract.

We share with our neighbors multiple concerns about this project, including environmental impacts, stormwater problems, and traffic. But the purpose of this letter is to bring to your attention the issue of the proposed road from Lakenheath Way, and the setback requirements of the county.

Judging by the preliminary plan, this proposed road is to run very close to our home. Our single-family residence is approximately 13.5 feet to the property line at its closest point. The proposed 18-foot-wide road would have a centerline at approximately 26 feet from the house. The edge of the road would be only about 17 feet from the house.

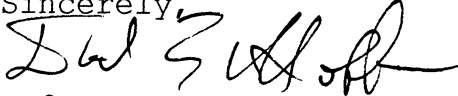
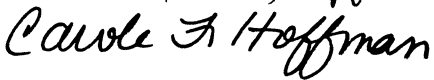
The county requirement for setback from a street for a single family residence is a minimum of 30 feet to the edge of the road. We believe this road is too close and does not meet the requirements. We also note that construction of the road as planned would mean the loss of a large oak tree and a large willow which straddles the property line, further exposing our residence to the road.

We believe the construction of this road to be inappropriate to the location. We suggest the developer has

an alternate path, a direct route to Seven Locks Road which would be more appropriate.

Thank you for your attention to this matter.

Sincerely,

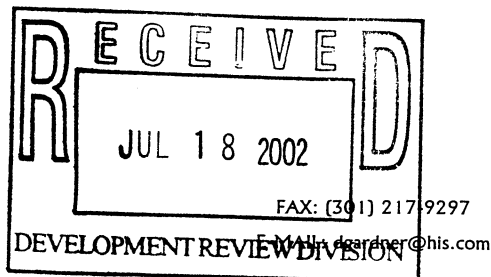
David and Carole Hoffman  
8001 Lakenheath Way  
Potomac, MD 20854

Phone: 301-983-5011



PATRICK J. HOOVER  
OF COUNSEL

DAVID C. GARDNER  
ATTORNEY AT LAW  
JEFFERSON PLAZA BUILDING  
600 JEFFERSON PLAZA  
SUITE 308  
ROCKVILLE, MARYLAND 20852



(301) 762-8475

July 12, 2002

Mr. Malcolm Shanemman  
MNCP&PC  
8787 Georgia Avenue  
Silver Spring, MD 20910

Re: Preliminary Plan No. 1-02075,

Dear Malcolm:

I am writing to advise you that I have been retained by Carol and David Hoffman to represent them in connection with the preliminary plan application which was filed by Joseph Alfandre for the property known as Inverness Forest located on Lakenheath Way, Potomac, Maryland.

I understand that numerous meetings have been held between your office and the developer and that you have also received correspondence from my clients, as well as other residents along Lakenheath Way. I further understand that you have sought to put the neighbors in contact with the developer so that the two could come up with a reasonable compromise so that the development can proceed. At the present time I understand that no new application has been filed, and I am in the process of attempting to arrange a meeting between the developer and the neighbors of the proposed subdivision.

I am writing to advise you of my clients' concerns regarding this development. In particular, the following issues are of major importance to my clients:

1. Tree Preservation. There are numerous trees located within the pipe stem portion of this development which is proposed for use as the driveway for the proposed new homes. These trees have provided shade, character, and have been useful to prevent erosion in the area. In particular, there are two specimen trees within the pipe stem, one being a 98" round oak tree with a tag number 665 on it, and another being a 136" willow tree. My clients do not know who placed the tag number on the oak tree, and can only speculate

Page 2

that it may have been done when the development was originally approved sometime ago. Both of these trees qualify as specimen trees under the criteria in the Forest Conversation Ordinance and should be preserved no matter how this development is planned. Furthermore, if my clients' measurements of the willow are correct, it would qualify as the County Champion tree for the species. My clients are most concerned that any measures taken to preserve these trees may be jeopardized by construction of the driveway over their roots. I trust this issue will be considered in the development of any plans for this property and hope that the driveway can be built in a curvilinear fashion in order to preserve these trees.

2. Storm Water Management. There are various storm water issues pertaining to this development which would militate against building five homes on the property. I understand that the entrance to the development is at the low point of Lakenheath Way and serves as a storage area for storm water whenever a major storm occurs in the neighborhood. Obviously, the developer of the property will need to take serious measures to ensure that the storm water is properly handled and flows away from the entrance to its development. Moreover, the homes which are planned will destroy extensive tree cover and mature vegetation which currently acts to reduce the amount of storm water run-off from this parcel.
3. Neighborhood Character. This development will have a major impact on the character of the community, which now looks back onto an area which is heavily wooded and contains very steep slopes. Moreover, you will note that the two homes which adjoin the proposed entrance were both placed on their lots in such a fashion as to face out to the driveway which is proposed as an access point to these lots. If such a driveway is built in that location, it will have a major impact on the character of the community, which can only be mitigated by preservation of as many of the trees in that location as possible. Perhaps a category two easement can be placed on the area adjoining the driveway so that any trees within that location can be preserved and additional trees added to restore the forested character of the neighborhood.
4. Common Driveway. Under the subdivision ordinance it appears that a common driveway can only be used to access up to two lots. The proposed

Page 3

driveway is used to access five lots, which is more than that permitted under Section 50-29 of the Subdivision Ordinance. On the other hand, if the proposed access is a public right-of-way, it does not show the necessary width to be dedicated as such. Not having been present when the plan was developed, I am not aware of why the road proposed is so narrow, if it was proposed as a public right-of-way. I do know that Lakenheath Way does not meet the current requirements of the Subdivision Ordinance, but was developed before the current standards were adopted. Obviously, my clients are interested in having the driveway developed as narrowly as possible in order to preserve as much vegetation, trees, and natural surroundings as possible. If this can only be done by developing a private driveway, it does not appear that any more than two homes can be developed off the proposed driveway.

5. Environmentally Sensitive Areas and Steep Slopes. It is obvious that there are a number of steep slopes on the property which are also included in the rear lots of the two homes backing to Seven Locks Road. If these slopes are included on those properties, it appears that a portion of them should also be placed in a category one or category two conservation easement to preserve the woods and the slopes from being cut and erosion problems from developing.
6. Natural Resource Inventory. Under the Subdivision Ordinance it appears that a natural resource inventory should be prepared by the applicant and shared with the adjoining neighbors. All my clients presently have is a copy of the preliminary plan, but not of the natural resources inventory. Given the nature of the property and the significant forest and tree cover on the proposed lots, they believe that a natural resource inventory is necessary and that one should be shared with them before the application is reviewed by Staff.

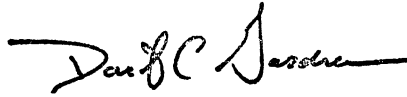
Thank you for considering these comments. I will continue to contact the developer to share my clients' concerns with them and will advise you of the results of any settlement

DAVID C. GARDNER  
ATTORNEY AT LAW

Page 4

negotiations between my clients and the developer.

Very truly yours,

A handwritten signature in black ink, appearing to read "David C. Gardner", with a long horizontal flourish extending to the right.

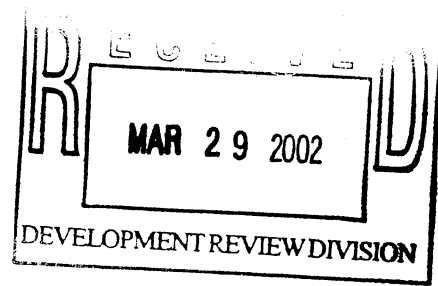
David C. Gardner

DCG/srw

cc: Mr. and Mrs. David Hoffman

March 25, 2002

Malcolm Shaneman  
Development Review Division  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910



Subject: File No. 1-020750, Proposal for 5 Residence Development off of Lakenheath Way, Potomac, MD.

Dear Mr. Shaneman,

First and foremost, we would like to thank you for keeping us advised regarding this proposal and for allowing us to attend your meeting on February 25. It was very interesting to observe the group in action and to see the obvious professionalism and thoroughness exhibited during their review.

Our number one concern remains the environmental impact this proposed development would have on the subject land and surrounding area. It was gratifying to us to note that this also was the source of most of the objections to this proposal. It seems clear to us that the builder severely underestimated the effect of this proposal on the environment, and despite warnings to stay off of the steep slopes of this property, the proposed houses simply perch on those same slopes.

We did come away with some questions after the meeting:

1. The developer was asked to provide a 100 year floodplain study. We are very concerned with the impact of this development on the floodplain, especially since one of the homeowners close to the proposed private drive was not allowed to erect a deck on their property because of proximity to the floodplain. How can a project of this size be built so close to the floodplain?
2. Will your office require the developer to provide a landscaping plan to show how he will buffer the property, etc.?
3. Just how wide is the property at the location of the private drive? How wide is the drive (18 feet)? How much additional space is required for utility easements? Will this all fit? In the preliminary plan, the developer states that the plan meets the required 30 foot setback requirement "from street." However, the plan fails to meet this requirement for the existing homes on Lakenheath Way. The proposed street is 17 feet from one existing building, or nearly half the distance required under current standards. This is a glaring inconsistency: the developer says on the plan that he will adhere to the standards of the county for new homes, but then proposes to

ignore it for existing homes. Why should the county allow the developer to violate the standards for existing structures?

4. Would not such a steep drive require retaining walls and/or rails to protect against erosion as well as protect drivers?
5. How and to where would the storm water drain? What will the effect of this development be on the surrounding water table?
6. What is the degree of slope for the drive? We thought we heard someone say 15 degrees. However, from the street to the top of the hill the rise is 50 feet over a distance of about 250 feet and it becomes progressively more steep rising 35 feet in the last 125 feet.
7. We are very concerned that the very small turnaround space will prevent fire and rescue trucks from being able to safely serve these homes, and may indeed put the neighboring homes at risk. We heard comments that the firemen could hook up to a hydrant on Lakenheath Way and pull their heavy hoses up the hill. How does Montgomery Fire and Rescue feel about this?
8. What about access to this property from Tuckerman Lane via Potomac Crest Drive? This would of course require an easement from PEPCO but would result in a perfectly level drive and avoid the problems identified above.
9. Comments were made about protecting the slopes and not building on the slopes. Isn't the entire property a series of nothing but slopes?

Thank you in advance for your consideration of our questions and for continuing to keep us advised.

Sincerely,



Carole F. Hoffman  
For Homeowners of Lakenheath Way  
Phone: 301-983-5011

21 February, 2002

Mr. Malcolm Shanahan  
Development Review Division  
Montgomery County Department of Park & Planning

Dear Sir,

This missive refers to the Inverness Forest Plan, File # 11-02075. We are not only thirty- two year residents on Lakenheath Way, but active participants in many of the inovations regarding Safety and Health within our community subsequent to 1970.

Within the last three years we have worked successfully with Scott Wainwright and David Laughry , DOT Engineering Dept, in adding stop signs and one sidewalk.

T-BAT , our Traffic Board Action Team, is willing to work with your office in the pending addition of five homes to the immediate community of Lakenheath. We will , however, need all of the Notices and pertinent information required regarding the above-referenced File that were sent to the ten Homeowners Associations involved currently. If convenient, please add the Inverness T-BAT to your current list.

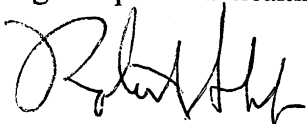
The uniqueness of Inverness is sometimes overlooked. We may be the only small subdivision in the County where our children can "WALK" to Three High Schools, Two Junior High Schools, and One Grade school. Some are private, others are County facilities. Regardless, at times our roads may hold more young people than cars.

The point we need to make today is that the streets of Inverness Forest are akin to the sidewalks in other communities. Therefore, we would like your office to consider seriously the risks involved in allowing construction traffic on eighteen-foot streets in this rustic setting. Our focus is to request any and all construction work be handled via the existing PEPCO Easement trail that is conveniently available adjacent to the planned five homes.

Their route is clarified herein: Enter from Tuckerman Lane onto Deborah Drive and make an immediate left (after the corner home) , where the Pepco chained entry path is evident. Follow the path down to the rear of the four-acre proposed building site. It has been walked by several members of the T-BAT board and appears to be the obvious answer of heading off potential problems. Currently, the traffic on Deborah has endangered our latest sidewalk addition by simpling 'passing' a car and entering the sidewalk to do so. Imagine what a cement truck would do?

In deference to your demanding schedule, Mr. Shanahan, we enclose a warm thank-you for considering the potential health and safety issues to our community.



Sincerely,



Robert Shub, Vice President, Inverness Forest Homeowners Assn.  
Co-Chair, T-BAT, Transportation  
Board Action Team

8028 Lakenheath Way  
Potomac, MD - PH 301 983-8593

Elgin Cowart, Co-Chair, T-BAT, Transportation Board Action Team  
8104 Lakenheath Way  
Potomac, MD 20854  
PH: 301 983-1933





7731 Tuckerman Lane  
Potomac, Maryland 20854

*Safer Motor Vehicles to Prevent Injury & Liability*  
Phone and FAX (301) 299-1800  
Website: [www.AutoSafetyExpert.com](http://www.AutoSafetyExpert.com)

February 21st, 2002

**Opposition to Application File No. 1-020750**  
**Proposal for 5 Residences Development**  
**Upslope off of Lakenheath Way, Potomac, MD 20854**

**Name of Plan: Inverness Forest**  
**Developer: Joseph Alfandre, Design Homes, LCC**

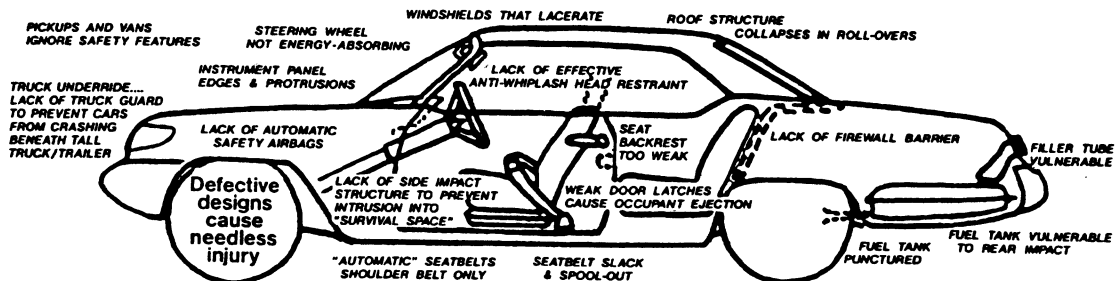
**To: Malcolm Shaneman**  
**Development Review Division**  
**Maryland-National Capital Park and Planning Commission**  
**8787 Georgia Avenue**  
**Silver Spring, Maryland 20910**

**To: Planning, Traffic, Transportation, and Environmental Staffs**  
**Montgomery County Planning Board**

**This is being submitted in strong opposition** to the Preliminary Plan for a 5-residences new development that would be upslope off of the north side of Lakenheath Way, in Potomac. The plan is fraught with traffic safety problems, fire emergency rescue vehicle handicaps, and environmental problems that include significant interference with the Cabin John Creek Watershed and Floodplain Drainage.

**We have discussed these issues among many of the neighbors on Lakenheath Way**, where I've been a resident for 12 years. This is the street where the proposed new Alfandre development would be located, albeit connected by a proposed new upslope road that would cut and bend between two existing homes. This is also from my viewpoint as a professional consultant in motor vehicle and traffic safety, nationally for over 30 years. I have analyzed the details of the "Preliminary Plan" drafted for the developer Joseph Alfandre, of Design Homes, LCC, by Greenhome & O'Mara, Inc. I have personally evaluated the site, the adverse steep slope involved, the proposed road access plan, the interference with the Floodplain and stormwater management, and other relevant issues.

**We have concluded that this proposed plan is destructive to the neighborhood**, creates traffic and pedestrian safety hazards, induces extensive flooding that will significantly harm many Lakenheath Way residences, will require extensive and costly retaining walls, and will cause destruction of the present grove of trees that help support the sloped terrain.



## **Traffic and Pedestrian and Emergency Vehicle Safety Issues**

**Lakenheath Way is a suburban two lane road**, about 19-to-20 feet wide, and has both curves and vertical contours that add to the charm and character of our rustic, suburban neighborhood. Since there are no sidewalks, the residents... including children walking to and from school and the corner bus-stop... must also walk and bicycle on the road. As a cul-de-sac street, with mostly long-term residents, the flow of cars is typically cautious to pedestrian safety. There is no cut-through traffic. **All is well, with no need or desire for any changes to our road.** Yet, we are concerned that the Alfandre development drawing shows Lakenheath Way to be 60 feet wide. Is this an unwarranted attempt to somehow force the widening of our present 20-foot-wide road that needs no revision, and is fine as is ?

**The original development was in the 1967-1970 era**, and the road was safe, proper, and adequate for the number of residents. When a new development of 15 homes was added to extend the cul-de-sac street in the 1986-1988 era, the road was “grandfathered” to remain as it then was. The proposed new Alfandre development will add many more vehicles and multiple in-and-out daily trips that will stretch the traffic load and create new safety hazards to this at-capacity narrow, curving road. (The submitted plan shows Lakenheath to be 60 feet wide. In fact, it is 19-to-20 feet wide.)

**The access to the proposed new development is indicated as a narrow offshoot road**, heading northward immediately after a right-hand curved section of Lakenheath Way. This new road slices between two of the existing homes... makes a bend to the left, then a sharp right turn up the steep slope, and then goes to a proposed 30-foot diameter terminus cul-de-sac that connects to the short driveways for 4 of the 5 proposed new homes. The difficulty of traversing this road... including in wet and icy conditions... would seriously interfere with and likely preclude any prompt and safe access by a fire truck. Entering and exiting the upper slope grouping of these 5 Alfandre homes would create significant dangers of vehicle maneuverability, sight lines and “blind spots”, and vehicle skidding on wet and icy steep downhill roads.

**The proposed new downhill road meets the existing Lakenheath Way... at a curved section**, with visibility concerns. It would be difficult to see what’s coming around the bend. Thus, there would be new dangers to the children and other pedestrians at and near this new downhill intersection. In short, this proposed new development... some 30 years after the original neighborhood was developed... is an attempt to squeeze 5 more homes up a dangerous slope... and it will create significant road safety and pedestrian safety problems.

**(NOTE:** I have reviewed the January 2002 Final Report by the Montgomery County Blue Ribbon Panel on Pedestrian and Traffic Safety, Chaired by Delegate William A. Bronrott, with its “Recommendations for Creating Walkable Communities in Montgomery County, Maryland.” It would be contrary to that superb report and its recommendations to now unnecessarily cause unsafe traffic and pedestrian problems on Lakenheath Way by this attempt to squeeze five more houses and a dangerous road onto an uphill section that is cuts across a flood plain!

### **Safety Issues Concerning Floodplain and Stormwater Interference**

**This proposed new uphill road also runs dangerously close to or cuts across the existing flood plain...** with its inherent drainage requirements. To interfere with this flood plain would cause instability of the adjacent sloped terrain, and more water runoff onto the road... and would adversely damage the nearby homes with flooded basements and damage to their foundations.

**Costly retaining walls will be required in the area of these proposed houses.** In 2001, five Lakenheath Way homeowners had to spend \$250,000 (\$50,000 per household) to build a major new retaining wall.... on the south side of the same flood plain ravine where these five new Alfandre homes are proposed. Undoubtedly, there will be a critical need to build a similar, extensive retaining wall on the north side of this same ravine.

Such a retaining wall is not shown at all on the Greenhorne & O'Mara plan. There is, however, a foreshadowing and ominous Note #13 that states:

**“Stormwater management quantity control to be waived and quality control to be provided on-site, via underground sand filter.”**

**My neighbors and I respectfully request that “Stormwater management quantity control” NOT be waived.** Would the developer Alfandre be willing to provide a pre-paid 10-year or 20-year indemnification insurance policy for each existing homeowner on Lakenheath Way, to pay for the repairs needed to correct any stormwater-caused damage and flooding to home foundations and basements, and to pay for any future retaining walls and retrenching and flood-control measures that may be needed ?

**These retaining walls will entrap stormwater runoff,** and hydraulic pressure buildup will occur. The new Alfandre houses will also require removal of virtually the entire existing grove of mature trees, that have long stabilized the slope and allowed natural absorption of water... and all of these environmental benefits will be destroyed by the proposed new Alfandre development. **The destruction of this natural vegetation and environmental flood control terrain is in conflict with the Potomac Regional Master Plan, which specifically prohibits such unwarranted environmental destruction.**

### **We Believe This Destructive Development Should Not Be Approved**

**With concurrence of many of our neighbors, they and I have concluded that this proposed plan is destructive to our neighborhood.** In summation, these are some of the key points we would like the County to recognize and consider:

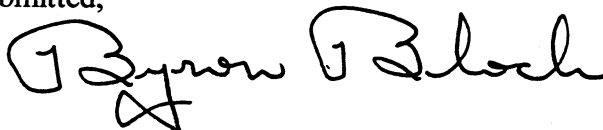
- ◆ The Alfandre development is in a wooded area that would have to be essentially “clear-cut”... an unwarranted environmental destruction that is in opposition to the pro-environment Potomac Regional Master Plan.

- ◆ The slice of land is notably up and atop a very steep slope that is immediately north of our street, and would need extensive support walls and other anti-erosion measures.
- ◆ The new road from this upslope development would connect to Lakenheath Way at a problematic “blind spot” location, and would create traffic and pedestrian safety hazards for adults and children. Rain, snow, and ice would create difficulties on the slick uphill-downhill curvy road.
- ◆ The access for emergency vehicles, including fire trucks, would be extremely difficult, if not impossible. Also, the minimal turn-around space at the top of the new cul-de-sac would hinder or preclude access and exit by delivery and service trucks and emergency vehicles.
- ◆ The new access road to the Alfandre development would cut across and interfere with the existing natural floodplain, and would undoubtedly lead to flooding problems for the existing neighborhood homes, and would therefore require extensive retaining walls (which are somehow ignored in the Preliminary Plan).
- ◆ The Preliminary Plan pre-supposes “*Stormwater management quantity control to be waived.*” We believe that any such presumptive waiver is totally unwarranted, and is fraught with flooding danger to neighborhood home foundations and basements, and would require costly preventive measures and/or costly repairs thereafter.

**For all of the reasons stated herein**, the homeowners on Lakenheath Way (East) believe the proposed Alfandre development is fraught with environmental, flooding, and traffic safety hazards that do not justify proceeding with this development. We urge the Planning, Traffic, Transportation, and Environmental Staffs to reject any further steps to accept, conditionalize, revise, or waive any factors with this proposed development.

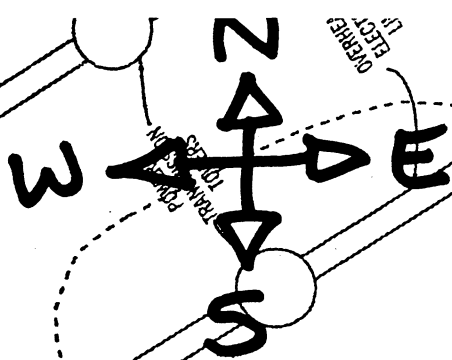
**The Alfandre development is simply a bad proposal for an untenable location...** to try to somehow place five houses atop an unsafely steep slope... and one that would cause hardship and damage and abuse of the existing neighborhood’s traffic and pedestrian safety, flood control, and total environment. Such a precarious proposal should be rejected.

Respectfully submitted,



**Byron Bloch\***  
 Chairman of Traffic & Safety Committee  
 Homeowners of Lakenheath Way  
 South Tuckerman - Inverness Citizens Association, Inc. (STICA)

\*Background includes: Court-Qualified National Auto Safety Expert, Appointed by DOT Secretary to Task Force for Commercial Vehicle Safety, Invited to Testify at U.S. Congressional Hearings, Auto Safety Consultant to ABC News and CBS News, Lifetime Achievement Award by World Traffic Safety Symposium, Member of SAE and IDSA.



PERCO  
L. 2464 F. 379

INGRESS/EGRESS  
AND UTILITY ESMT.  
200

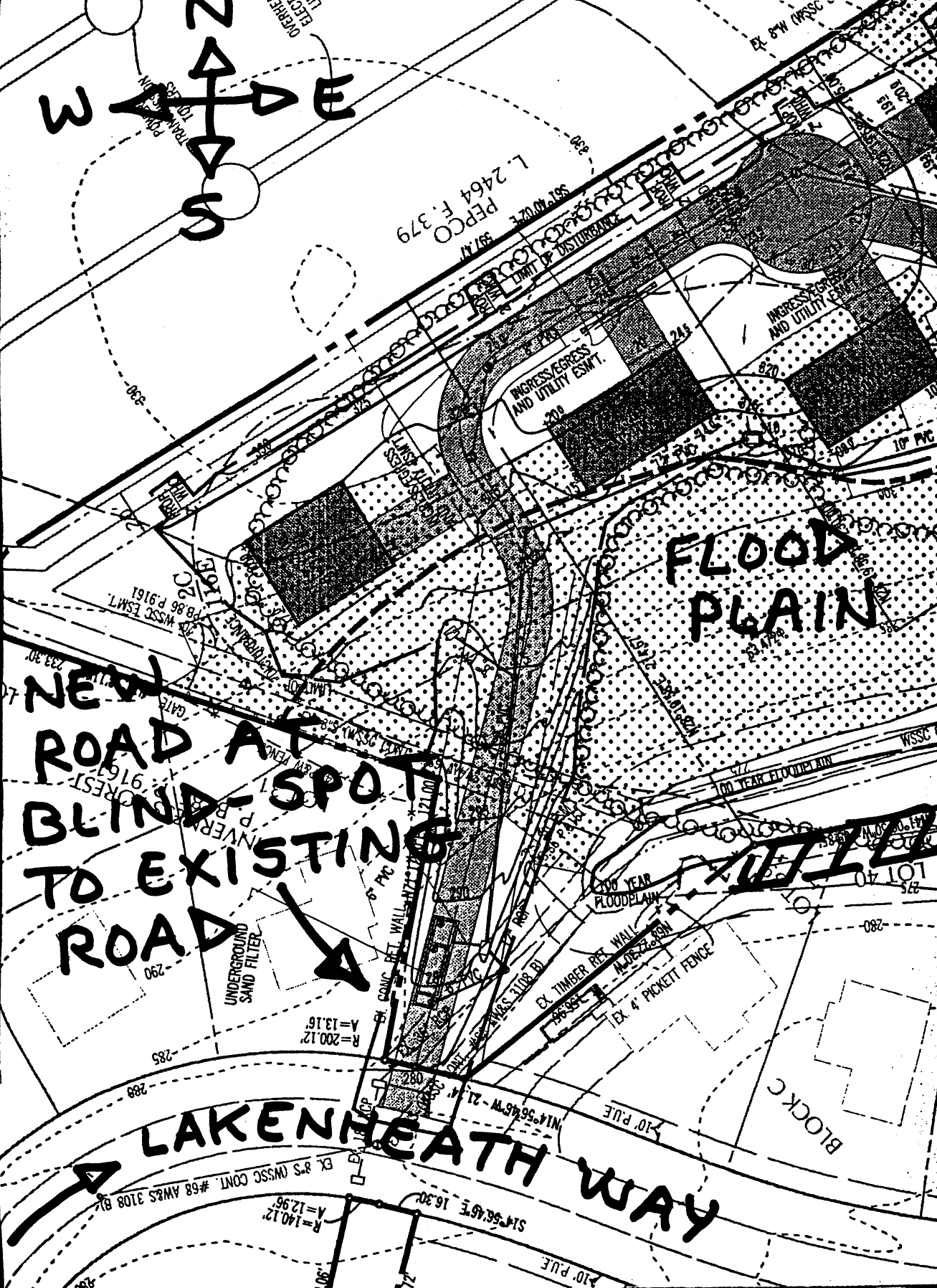
INGRESS/EGRESS  
AND UTILITY ESMT.  
241

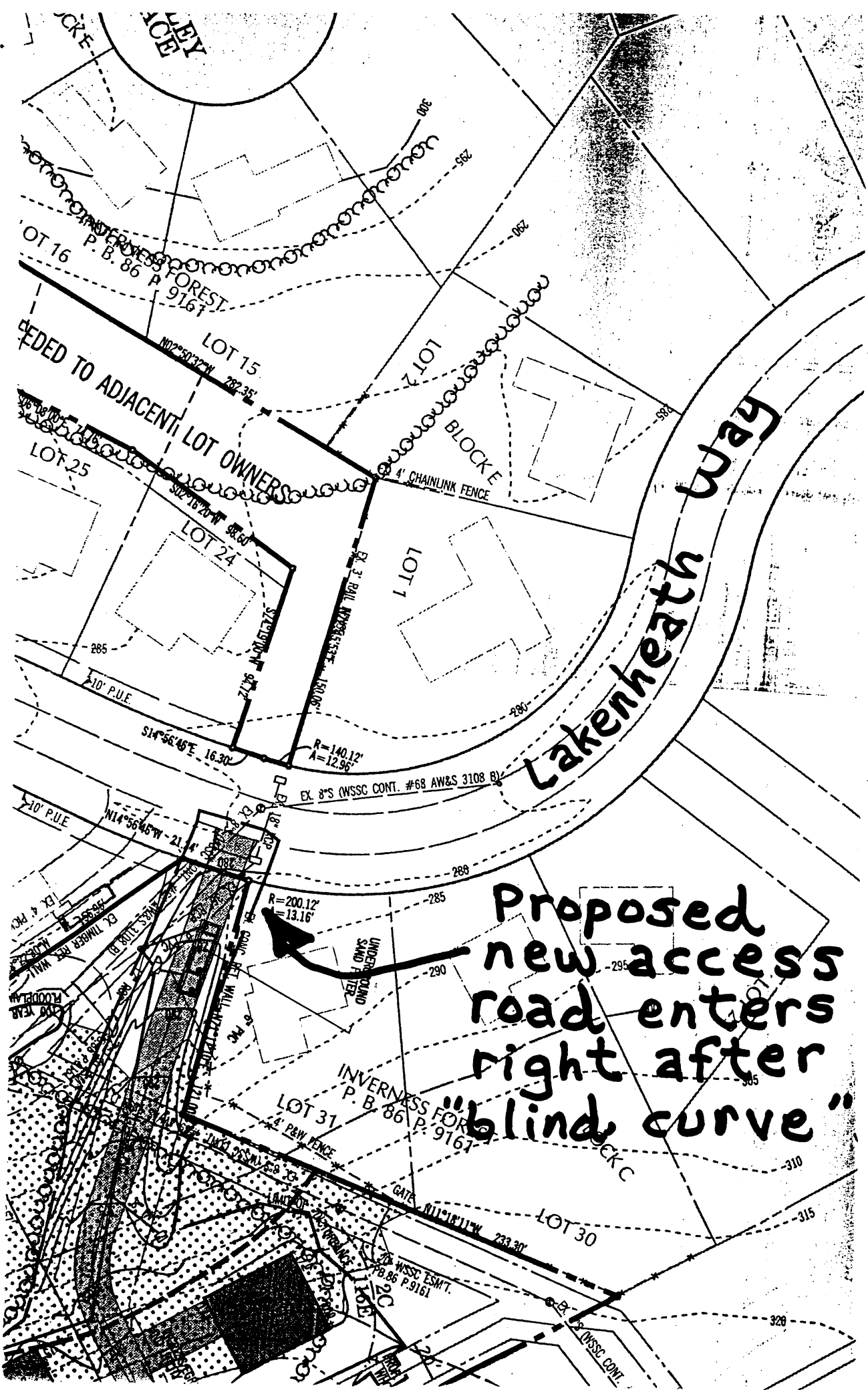
FLOOD  
PLAIN

NEW  
ROAD AT  
BLIND-SPOT  
TO EXISTING  
ROAD

ATTN II

LAKENHEATH WAY





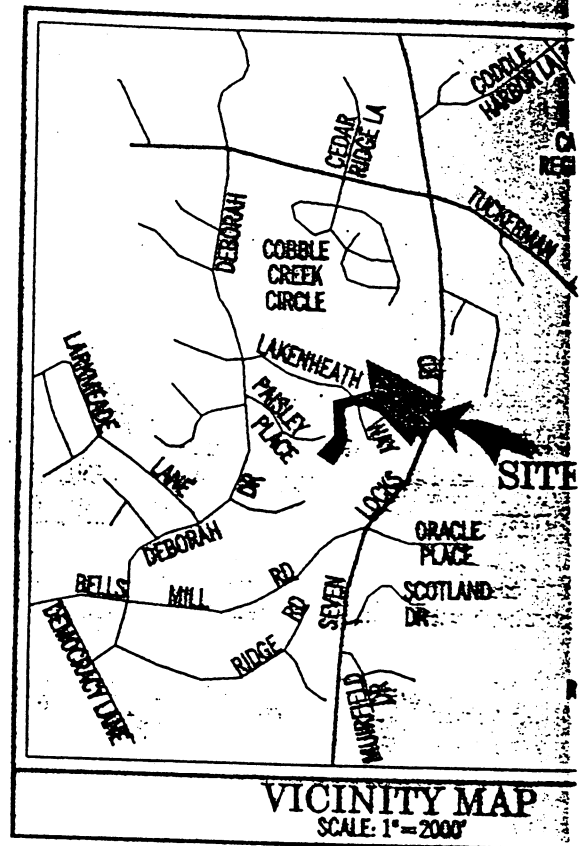
Proposed  
new access  
road enters  
right after  
"blind curve"





# GENERAL NOTES

1. GROSS TRACT AREA: 214,213 SQ.FT. (4.9177 ACRES)
  2. AREA OF 100-YEAR FLOODPLAIN: 14,619 SQ.FT. (0.34 ACRES)
  3. AREA OF EXISTING FOREST COVER: 170,148 SQ.FT. (3.56 ACRES)  
(DOES NOT INCLUDE R/W'S OR EASEMENTS)
  4. THE SITE LIES IN THE POTOMAC SUBREGION MASTER PLAN.  
(PLANNING AREA # 29)
  5. PROPERTY IS LOCATED IN THE CABIN JOHN CREEK WATERSHED
  6. SEWER AND WATER CATEGORY: S-1, W-1
  7. BOUNDARY DATA IS OBTAINED FROM SURVEY BY FOWLER ASSOCIATES, INC.,  
ROCKVILLE, MD., DATED 1999
  8. TOPOGRAPHY PER MNCPPC AERIAL PHOTO 5' CONTOUR INTERVALS.
  9. SOIL INFORMATION IS FROM "SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND"  
U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE,  
ISSUED JULY, 1995- MAP 23
- SOIL TYPES FOUND ON SUBJECT PROPERTY:
- 2C = GLENELG SILT LOAM (8 TO 15% SLOPES) ERODIBLE SOIL
  - 54A = HATBORO SILT LOAM (0 TO 3% SLOPES) FLOODPLAIN SOIL
  - 116E = BLOCKTOWN CHANNERY SILT LOAM (25 TO 45% SLOPES) ERODIBLE SOIL



10. NRI/FSD (NATURAL RESOURCE INVENTORY MAP AND FOREST STAND DELINIATION)-  
PLAN # 4-00190.
11. THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS PROPERTY
12. THERE IS NO EVIDENCE OF NON-TIDAL WETLANDS ON THIS PROPERTY.
13. STORMWATER MANAGEMENT QUANTITY CONTROL TO BE WAIVED AND QUALITY CONTROL  
TO BE PROVIDED ON-SITE, VIA UNDERGROUND SAND FILTER.
14. THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED SPECIES ON THIS SITE.

5. EXISTING ZONING: R-90
6. EXISTING USE: OPEN LAND
7. PUBLIC DEDICATIONS: NONE

SETBACKS	REQUIRED/PERMITTED	PROPOSED
UNIT TYPES		
SINGLE FAMILY DETACHED		
FROM STREET	30'	30'
REAR	25'	25'
ONE SIDE	8'	8'
SUM OF BOTH SIDES	25'	25'
MAXIMUM BUILDING HEIGHT		
UNIT TYPES		
SINGLE FAMILY DETACHED	REQUIRED/PERMITTED	PROPOSED
	3 STORIES/40'	3 STORIES/40'
MINIMUM LOT AREA		
UNIT TYPES		
SINGLE FAMILY DETACHED	REQUIRED/PERMITTED	PROPOSED
	9,000 SQ. FT.	17,871 SQ. FT.

stormwater quantity control is critical to prevent flooding of neighborhood homes - and should not be waived



**We are homeowners on Lakenheath Way and**  
**We oppose the proposed Alfandre Development (Appl. 1-02075)**

As homeowners and residents on Lakenheath Way, we hereby acknowledge our opposition to the proposed Alfandre development on a steep upslope parcel of forested land that is immediately adjacent to the north of our residential street, and proposed to be connected thereto. We believe the development would cause unjustifiable major damaging effects on traffic and pedestrian safety, floodplain and stormwater control, and the environment.

As expressions of our concern, we fully support the opposition submission of February 18th by Dorothy Marsh, President of the South Tuckerman-Inverness Citizens Association (STICA), and the February 21st submission by Byron Bloch, Chairman of the Traffic & Safety Committee of our Lakenheath Homeowners group of STICA. These documents were submitted on our behalf, and we concur with their critique and recommendations.

We urge the Montgomery County Planning Board to reject this Alfandre development.

<u>Homeowner Name</u>	<u>Date</u>	<u>Address</u>
✓ Bernard Ansher	02/23/02	8021 LAKENHEATH WAY
✓ Irene B. Ansher	2/23/02	8021 Lakenheath Way
✓ Joel S. Cohen	2/23/02	8005 " "
✓ Bob Bry	2/23/02	8115 Lakenheath Way
✓ David and Carol Hoffman	2/23/02	8001 Lakenheath Way
✓ Edgar Ash	2/23/02	7907 Lakenheath Way
✓ Gregory M. Bruce	2-23-02	7901 LAKENHEATH WAY
✓ Robert J. Theinon	2/23/02	7901 Lakenheath Way
✓ Eric A. Brady	2/24/02	8024 Lakenheath Way
✓ Carol Z. Marcus	2/24/02	8020 Lakenheath Way
✓ Arthur Marcus	2/24/02	8020 Lakenheath Way
✓ Judy Rines	2/24/02	7932 Lakenheath
✓ Barbara Fargin	2/24/02	7916 Lakenheath
✓ Ruth & Wm Ostrowsky	2/24/02	1 Lakenheath Court

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<u>Homeowner Name</u>	<u>Date</u>	<u>Address</u>
Robert E Shub	2-24-02	8028 Lakenheath Way Pot. Md
Byron Bloch	2-24-02	8016 Lakenheath Way
Robert Shub	2-24-02	8028 Lakenheath Way Pot. Md
Robert Shub	2-24-02	8104 LAKENHEATH WAY ~
Mac Evans Mount	2-24-02	" " "
Michael Becker	2-24-02	7920 LAKENHEATH WAY
Arnold Estey	2/24/02	7928 LAKENHEATH WAY
Orin Guter	2/24/02	7928 Lakenheath Way
Emily Green-Blicher	2/24/02	7920 Lakenheath Way
MaH Archer	2/24/02	7907 Lakenheath Way
Stacy M. Gil	2/24/02	7911 LAKENHEATH WAY
Carl Miller	2/24/02	8000 LAKENHEATH WAY
Karen Jacobs	2/24/02	8000 Lakenheath Way
Kathleen Louisa	2/24/02	7927 Lakenheath Way