

Item #9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: January 31, 2003
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 February 06, 2003.

-

Attached are copies of plan drawings for Items #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on February 06, 2003. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-02072
Oak Hills Estates

Agenda Item #08 - Preliminary Plan 1-02074
Sunnymeade

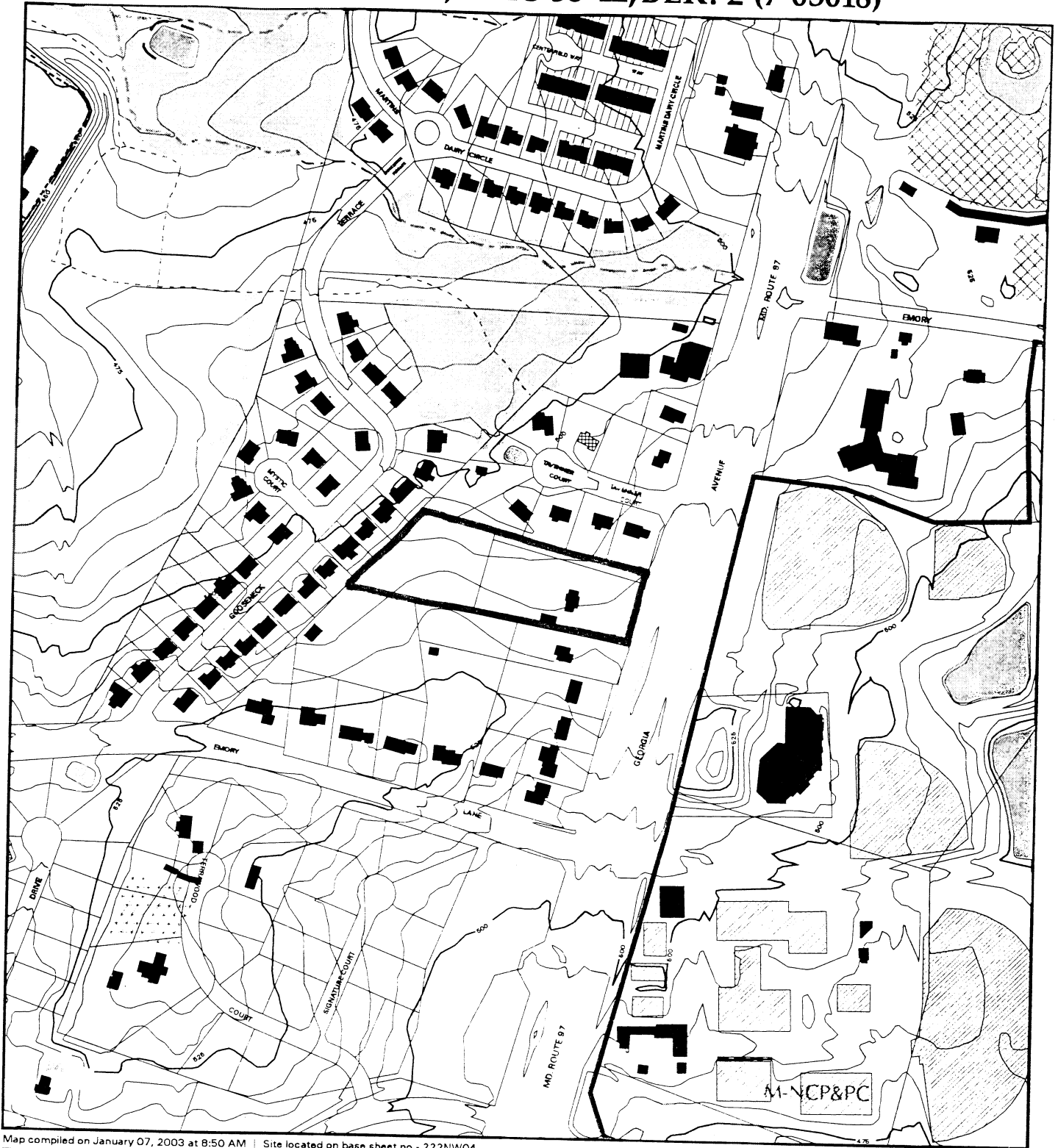
Agenda Item #09 - Pre-Preliminary Plan 7-03018
Brooke Manor Farms

Agenda Item #10 - Subdivision Regulation Waiver SRW-03001
Silver Crest

Attachment

VICINITY MAP FOR

BROOKE MANOR FARMS, LOTS 38-42, BLK. 2 (7-03018)



Map compiled on January 07, 2003 at 8:50 AM | Site located on base sheet no - 222NW04

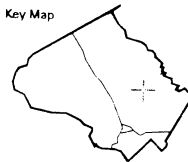
NOTICE

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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

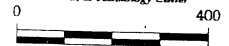
Key Map



N



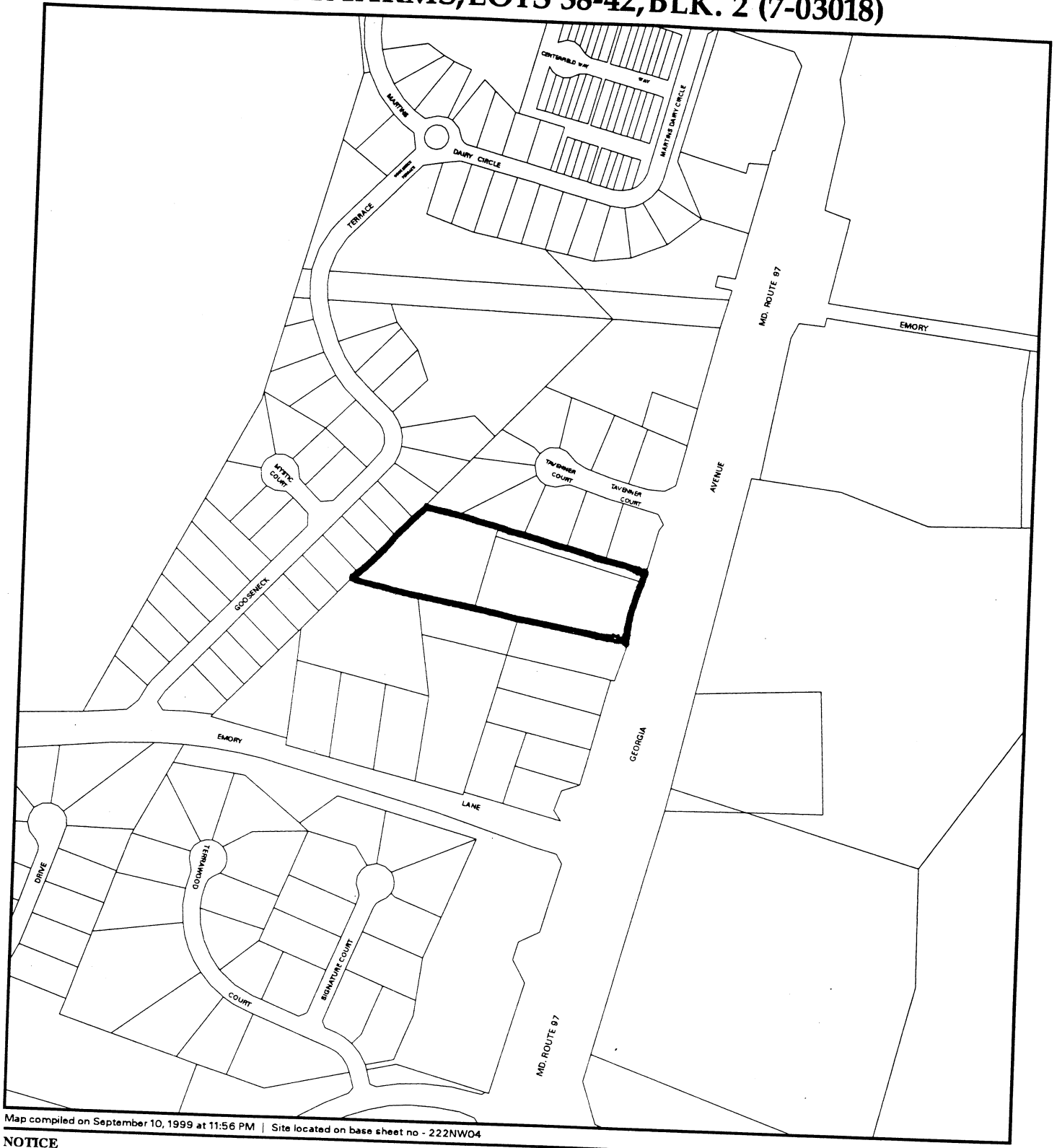
Research & Technology Center



1 : 4800

VICINITY MAP FOR

BROOKE MANOR FARMS, LOTS 38-42, BLK. 2 (7-03018)



Map compiled on September 10, 1999 at 11:56 PM | Site located on base sheet no - 222NW04

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Key Map



1 : 4800

#9

Damon B. Riley
16719 Gooseneck Terrace
Olney MD 20832

January 31, 2003

Mr. Derick P. Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring MD 20910-3760

Dear Mr. Chairman,

I am writing in regards to the plan for **Brooke Manor Farms, Subdivision File Number: 7-03018**. My property abuts this land on its western end.

I have two primary concerns with this development. These are: runoff and light pollution.

Runoff

My land does not absorb water very well. Puddles can often be found standing in my yard for a few days after a rainfall. If the proposed development occurs, it must not be done in a way that will increase the amount of water flowing onto my land. If it were to increase then I believe my house could flood. Any increase in the amount of water that flows onto my property could cost me thousands of dollars. Please be sure that any plan you approve has adequate control of runoff both in the construction phase and afterwards.

Light Pollution

I do not want unneeded light to come onto my property from any development and I don't want unneeded light filling the sky near my home. Lighting companies now produce commercial street lights that direct the light downwards only. This design uses less light and energy to achieve the same lighting goals while lessening glare and glow. There is no need for our community to suffer with streetlights that project light sideways into houses and upwards into the sky when attractive post-top lanterns exist. (Should you have an interest in these fixtures I suggest you see the Town & Country line of fixtures from General Electric. There is a not-for-profit organization that promotes environmentally friendly lighting called the International Dark-Sky Association. They have a web page at <http://www.darksky.org>.) The NCPPC should encourage environmentally friendly light use everywhere.

Secondary Concern

I do not have any first-hand knowledge of the negotiations between the developer and the Chins, Stopaks and Gallaghers regarding water easements, but what I have heard is disturbing. The developer, I was told, represented to the Stopaks that the Washington Suburban Sanitary Commission would compel them to grant an easement for storm water and sewer. From what I have been able to learn from talking to knowledgeable people, this action by WSSC is extremely unlikely. David Stopak has told me that he has since been told by this same developer that he no longer needs an easement from Mr. Stopak because he has found an alternative to crossing the Stopaks' land. Again, after talking to a knowledgeable developer and a lawyer acquainted with the property, this

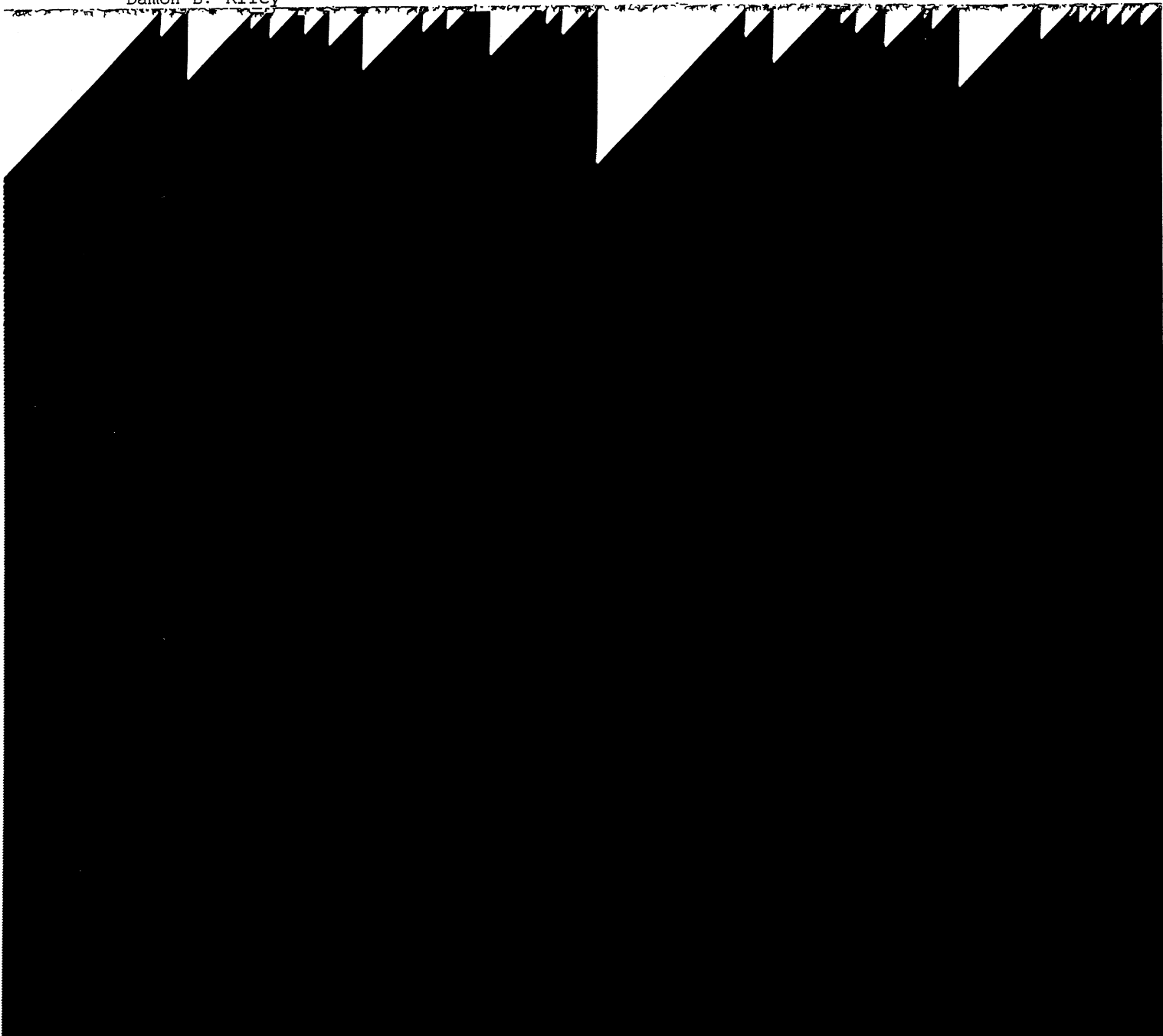
alternative sewer and storm water solution seems unlikely. I wonder whether or not this undescribed alternative may be a bluff to get the easement needed. If that's the case then I find it reprehensible. I list this as a secondary concern because it doesn't affect me directly and I do not have first-hand knowledge of the easement negotiations.

Thank you for your consideration of these matters.

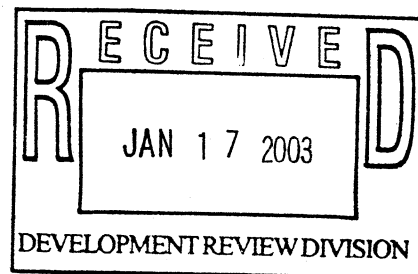
Sincerely,

Damon B. Riley

Damon B. Riley



#9



1/13/03

To The Montgomery County Planning Board:

Thank you for your notification regarding Plan Number 7- 03018(Brook Manor, 38-42, Block B).

I want to express my strong objection to further developments such as this. The area is fully developed now,-in terms of traffic and the balance of open space with housing. This development will damage our environment, quality of life, and property values.

Sincerely,

A handwritten signature in cursive script that reads "Thomas M Kolar".

Thomas M Kolar

Residence: 16715 Gooseneck Terrace
Olney, Maryland 20832
301-774-2944

#9

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Ave.
Silver Spring, MD 20910
FAX 301 495 1320

RE: Subdivision File Number: 7-03018
Georgia Ave., Olney, MD

Dear Mr. Berlage,

Thank you for the OFFICIAL NOTICE OF PUBLIC HEARING on the property in question. As neighboring homeowners, we are quite concerned. We will certainly attend your hearing if it is scheduled at a time that does not conflict with daily work schedules. We wish to protest any plan that would place new homes on this environmentally sensitive open space. Any such development would threaten our property with water run-off. The lack of access of this property to sewer lines made our property aesthetically and financially attractive. We greatly fear the impact of this proposed subdivision on our neighborhood and the quality of life available there. We are already over-developed in terms of traffic and lack of open space.

Sincerely,

Thomas M Kolar

Elizabeth A. Kolar

Thomas and Elizabeth Kolar
16715 Gooseneck Terrace
Olney, MD 20832