



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

#1

M E M O R A N D U M

DATE: May 16, 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 May 22, 2003.

Attached are copies of plan drawings for Item #1, #03, #04, and #05. This subdivision item is scheduled for Planning Board consideration on May 22, 2003. The items are further identified as follows:

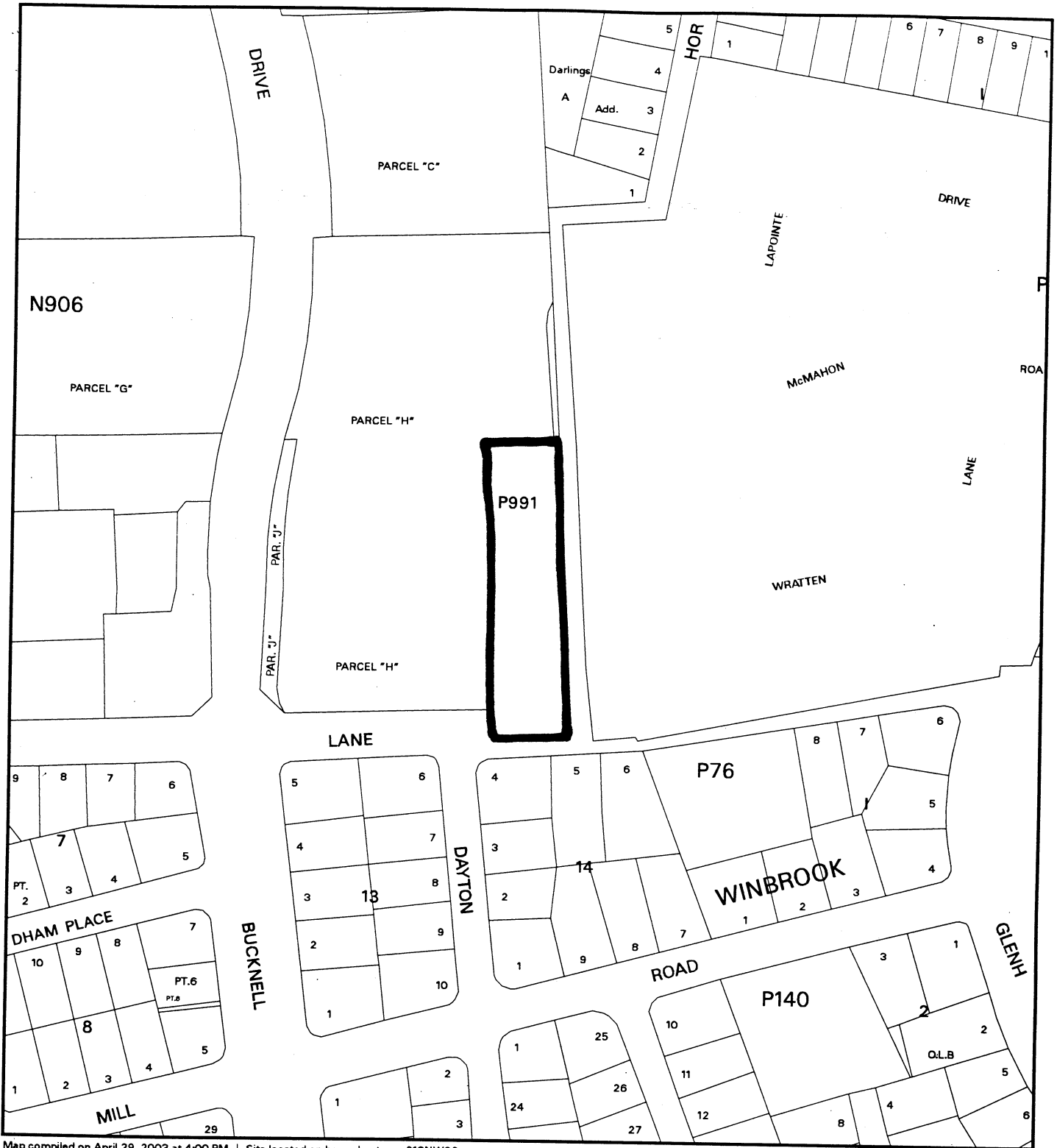
Agenda Item #01 - Preliminary Plan 1-03056
Wheaton Place

Agenda Item #03 - Preliminary Plan 1-02023
Westchester

Agenda Item #04 - Preliminary Plan 1-03068
Mountain View Estates

Agenda Item #05 - Preliminary Plan 1-03060
Silver Spring Park

VICINITY MAP FOR
WHEATON PLACE (1-03056)



Map compiled on April 29, 2003 at 4:00 PM | Site located on base sheet no - 213NW02

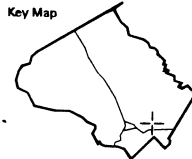
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

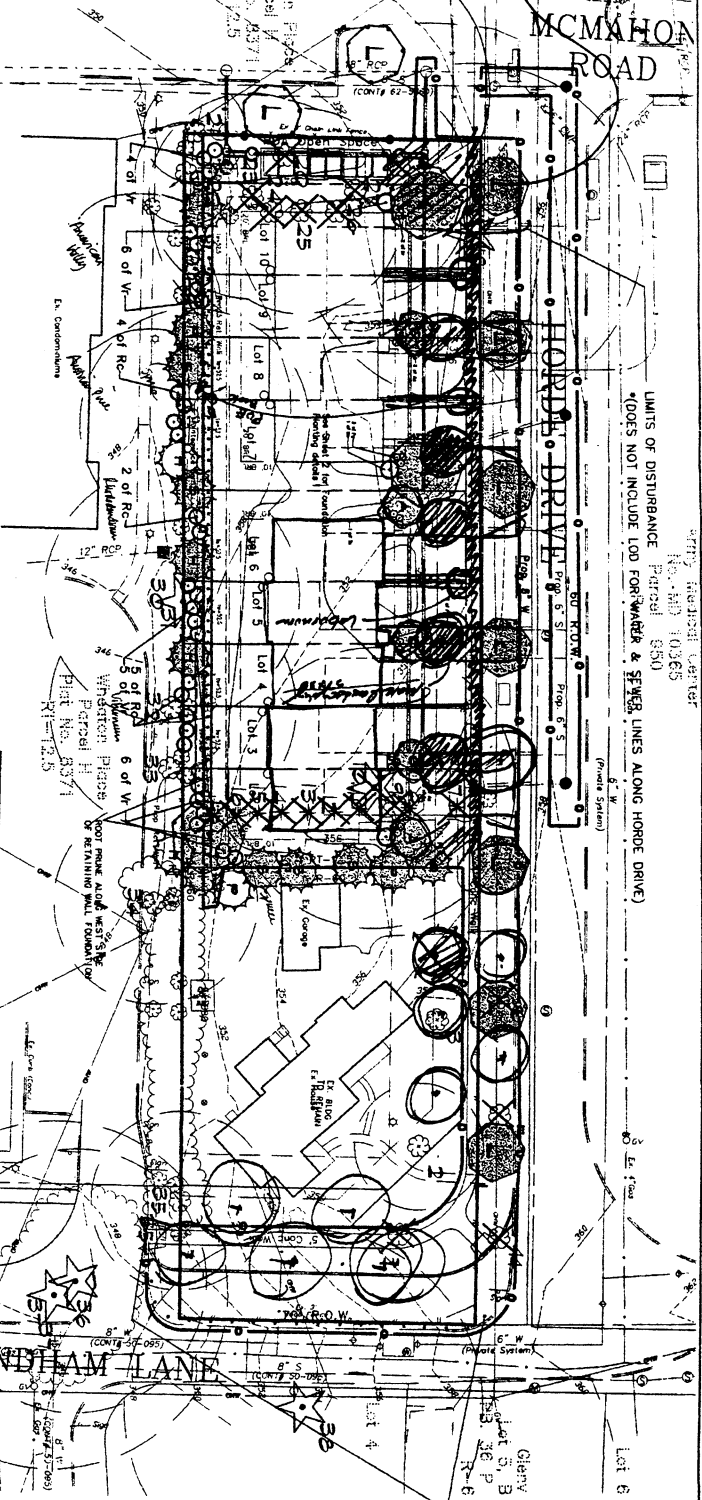


1 : 2400

MCMX HOA ROAD

LIMITS OF DISTURBANCE PARCEL 991
 (DOES NOT INCLUDE LOD FORWARDERS & SEWER LINES ALONG HORDE DRIVE)

Project No. MD 10263



EXISTING & PROPOSED VEGETATION

NO.	COMMON NAME	SCIENTIFIC NAME	COMMENTS/REMARKS
1	Red Maple	Acer rubrum	Good
2	White Birch	Betula papyrifera	Good
3	Black Birch	Betula nigra	Good
4	Red Spruce	Picea canadensis	Good
5	White Pine	Pinus strobus	Good
6	White Pine	Pinus strobus	Good
7	White Pine	Pinus strobus	Good
8	White Pine	Pinus strobus	Good
9	White Pine	Pinus strobus	Good
10	White Pine	Pinus strobus	Good
11	White Pine	Pinus strobus	Good
12	White Pine	Pinus strobus	Good
13	White Pine	Pinus strobus	Good
14	White Pine	Pinus strobus	Good
15	White Pine	Pinus strobus	Good
16	White Pine	Pinus strobus	Good
17	White Pine	Pinus strobus	Good
18	White Pine	Pinus strobus	Good
19	White Pine	Pinus strobus	Good
20	White Pine	Pinus strobus	Good
21	White Pine	Pinus strobus	Good
22	White Pine	Pinus strobus	Good
23	White Pine	Pinus strobus	Good
24	White Pine	Pinus strobus	Good
25	White Pine	Pinus strobus	Good
26	White Pine	Pinus strobus	Good
27	White Pine	Pinus strobus	Good
28	White Pine	Pinus strobus	Good
29	White Pine	Pinus strobus	Good
30	White Pine	Pinus strobus	Good
31	White Pine	Pinus strobus	Good
32	White Pine	Pinus strobus	Good
33	White Pine	Pinus strobus	Good
34	White Pine	Pinus strobus	Good
35	White Pine	Pinus strobus	Good
36	White Pine	Pinus strobus	Good
37	White Pine	Pinus strobus	Good
38	White Pine	Pinus strobus	Good
39	White Pine	Pinus strobus	Good
40	White Pine	Pinus strobus	Good
41	White Pine	Pinus strobus	Good
42	White Pine	Pinus strobus	Good
43	White Pine	Pinus strobus	Good
44	White Pine	Pinus strobus	Good
45	White Pine	Pinus strobus	Good
46	White Pine	Pinus strobus	Good
47	White Pine	Pinus strobus	Good
48	White Pine	Pinus strobus	Good
49	White Pine	Pinus strobus	Good
50	White Pine	Pinus strobus	Good

PREPARED FOR
 Windham Lane, LC
 5110 Ridgely Road
 Suite 413
 Bethesda, MD 20816

CREDITS FOR REGENERATION/APPROPRIATION

Category	Value
Landscaped Area / Tree Stand Replenishment	0.41 @ \$18 credit = 0.00 AC
Handplanted Trees	0.41 @ 1 credit = 0.00 AC
Planting to 100mm	28 @ \$4.44 @ 20/28 = 0.15 AC
Specimen/Champion Trees	0 @ 1 credit @ 2 = 0.00 AC
Total Credits	0.15 AC

EXACT CONSERVATION PLAN CERTIFICATION

I, **DAVID J. HENRICKS**, being duly sworn, certify that the information herein is true and correct, and that the same complies with the requirements of existing state and county forest conservation laws.

DATE: 07 JAN 2003

DAVID J. HENRICKS
 SENIOR FOREST ENGINEER

FINAL FOREST CONSERVATION PLAN

WHEATON PLACE
 PARCEL 991

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Maorris, Hendricks & Glascock, P.A.
 Engineers & Planners & Surveyors
 4320 Suite 130
 Montgomery Village, Maryland 20886-1735

Drawn	Scale
JDS	1"=30'
SHW	1"=30'

DATE: 9/27/02

LEGEND

- Existing Shade Tree / Existing Shade Tree to be Removed
- Existing Specimen Tree / Existing Specimen Tree to be Removed
- Critical Root Zone (Relative DCR = 1.5 X DBH)
- Root Pruning
- Limits of Disturbance
- Proposed Ornamental Tree
- Proposed Evergreen Trees

VICINITY MAP
 SCALE 1" = 2,000'

GRAPHIC SCALE
 1" = 30'

WSSP 214 NW 02

Item #1

January 13, 2003

Development Review Committee
M-NCPPC
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Subject: Application for Subdivision Approval: Preliminary Plan 1-03056, Wheaton Place

Dear Committee Members:

The undersigned resident-property owners adjacent to, or nearby, the subject property have several concerns regarding the compatibility of future development based on this requested subdivision of the subject site zoned RT 12.5.

We are concerned that approval of the subdivision as proposed will result in the construction of townhouses with a rear-to-front orientation to adjacent units: that the height of three story buildings will greatly diminish the natural lighting source to the existing two story units; that any new development increasing the amount of stormwater runoff and subsurface water pressure will cause water penetration in the basements of the existing units; and that the privacy of owners of adjacent units will be compromised.

Therefore, we request that the Committee defer its consideration of this application, given the incomplete information provided by the developer pertaining to the design of units and the issues and concerns presented in this letter by impacted property owners and residents.

Description of Area Surrounding Site

The Wheaton Square East Condominium (WSE) community borders the subject site on the north and west. Constructed around 1968, the 63-unit townhouse condominium community consists of single-family townhouse attached units with four to seven units in each row. Each unit is a two-story structure/with a sub-surface basement. Three private driveways run through the condominium property and connect to either Bucknell Drive or Windham Lane. East of Horde Street there is a multifamily complex. South of the site are single family detached homes.

One of the rows, consisting of six units, faces the subject property on the west property line of the subject site and runs from the north property line of the subject site south approximately 140 feet. The distance from the unit façade of this building to the property line is approximately 25 feet.

Issues and Concerns of Property Owners

- How will buildings on the site be oriented? Based on the subdivision plan, the rear of the proposed units will face the front of the existing units on the west property line. The distance from the façade of fronting units to the property line is approximately 25 feet. For the residents-owners of these units, the rear-to-front orientation of structures at this close proximity exposes them to undesirable odors from garbage, noise from backyard activities, and other unforeseen conditions during the life of the existing property. Given the information provided about the proposed development it will diminish the relative value of our units and their desirability to future residents and owners.

A more compatible orientation would be to build the units facing the existing units. Units to the west and east of the subject property would have front-to-front or rear-to-rear orientation, respectively.

- Will the design and arrangement of units to be built block natural lighting (day and night) from adjacent buildings? Existing units are two levels above grade, approximately 25 feet high. According to the sub-division plan, buildings constructed on the site will be three levels above grade, approximately 35 feet high. A difference of ten feet in building height will exist between the proposed and existing buildings. The three story buildings will block the natural light source to the existing units from the east.
- Will stormwater runoff to adjacent property increase? The subject property slopes downward towards the west property line. Some residents along the west property line are currently experiencing drainage problems after rains. Has the developer made adequate provisions to avoid an increase in stormwater runoff to the adjacent property?
- Will sub-surface groundwater and pressure towards the existing units on the west property line increase? Existing units adjacent to the subject site have basements below grade. We are concerned with the possibility that the proposed development will increase underground water and pressure around basements and cause them to leak. Basements in some units in the WSE have already been damaged by water penetration. Will the construction of additional units in its vicinity contribute to this problem?
- How will the units be aligned with existing units to maintain maximum privacy? Will adjacent WSE residents along the west property line – and their movements -- have adequate privacy from Wheaton Place property owners? The owner/developer has not made elevation and unit plans available to residents so that they can determine the impact of the unit design and height of units on their privacy.

The undersigned residents and owners are willing to continue meeting with the owner/developer to resolve these issues. However, given the information provided about the proposed development at this time, we request that the committee defer approval of the application.

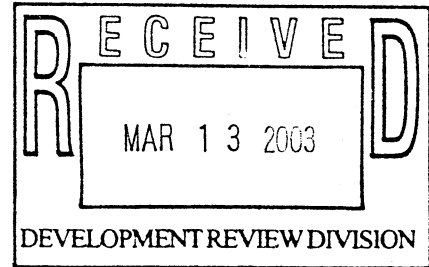
Respectfully,

The undersigned residents of the
Wheaton Square East Condominium Community

Resident's Name	Signature	Address
✓ MICHAEL A. GOMEZ	M. GOMEZ	10807 BUCKNELL DR.
✓ Hannah Klein	Hannah Klein	10839 Bucknell
✓ PAUL TAYLOR	[Signature]	10811 Bucknell Dr.
✓ FRED WILSON	[Signature]	10801 Bucknell Dr.
✓ SHEVONNE BROWN	[Signature]	351-649 10803
✓ DORA CHINO	[Signature]	10805 Bucknell Dr.

BUCKNELL DRIVE

March 6, 2003



Development Review Committee
M-NCPPC
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Item #1

Subject: Application for Subdivision Approval – Preliminary Plan 1-03056 Wheaton Place

Dear Committee Members:

We, the undersigned, have gathered the names on the attached petition to ask that Windham Lane not be changed if the proposed townhouses on Horde Street are approved.

We, along with our neighbors in the Wheaton Square East community, would like to express our concerns about the development plans for Wheaton Place. We think that too many townhouses are in the plans. The developers want to build 9 townhouses with double garages. However, their plans to solve the drainage problems are inadequate, proposing to use rain barrels to collect rain water. The developers want to put up a 72" board fence after removing the entire vegetation screen between the two properties.

We are also submitting a copy of a letter, in which the concerns of the owners on Bucknell Drive are expressed.

Thank you very much for your consideration.

Respectfully,

Jeanne Martinez
Jeanne Martinez

Marie Sacks

Marie Sacks

Enclosures: 2

cc: Mary Beth O'Quinn, M-NCPPC
Malcom Shaneman, M-NCPPC
Ron Welke, M-NCPPC

PETITION AGAINST THE WIDENING OF
WINDHAM LANE, SILVER SPRING, MD

We, the homeowners of Windham Lane, Silver Spring, Maryland, are concerned about the possibility of the widening of Windham Lane. We see no need for this because the road ends in a deadend lane.

We call on the County to maintain the current roadway width and condition between Bucknell Drive and Horde Street, and to preserve the trees along Windham Lane.

Over the last thirty years, there has been no traffic congestion or other problem, but widening the roadway would allow people to drive at a higher speed, which would make our street much more dangerous.

We hope that you will consider our wishes to preserve our environment.

FULL NAME	ADDRESS
1. Juana P. Martinez	2017 Windham Lane Wheaton 20902
3. Michael Martinez	2017 Windham Lane Wheaton, MD 20902
3. Harjot Singh	1900 Dayton St Silver Sp, MD 20902
4. H. Paul Finis	1900 Dayton St. Silver Spring, MD 20902
5. Craig Weber	2011 Windham Ln S.S. Md
6. Philip Weber	2011 Windham Ln S.S. MD
7. LUBOMIR TOMIC	2013 WINDHAM LN. Potomac
8. DUBRAVKA TOMIC	2013 WINDHAM LN. Potomac
9. KRISTINA TOMIC	2013 WINDHAM LN. SSMD 20902
10. Ana Tomic	2013 Windham Ln. Potomac
11. MARY ANN GROVE	1904 Windham Ln. S.S. MD 20902
12. LAWRENCE S. GROVE	1904 Windham Ln. S.S. MD 20902
13. E. J. Bagnardano	1901 Dayton ST. S.S. Md. 20902
14. Maria L.B. Kania	1901 Dayton ST. S.S. Md. 20902
15. Leslie J. Kania	1901 DAYTON ST. S.S. MD. 20902
16.	

FULL NAME	ADDRESS
17. ✓ Daniel Feldman	10709 Bucknell Dr. SS MD 20902
18. ✓ MARY FELDMAN	10709 Bucknell Drive S.S. 20902
19. ✓ Susan Hebb	2021 WINDHAM LN SS MD
20. Gloria Cinco	10725 Bucknell Dr SS MD 20902
21. ✓ Robert Davis	1902 Windham Lane, S.S., MD 20902
22. ✓ Barbara Davis	1902 Windham Lane, SS MD 20902
23. ✓ Melanie Davis	1902 Windham Lane, SS MD 20902
24. ✓ Kristy Dyer	10715 Bucknell Drive, S.S. MD 20902
25. ✓ Davina Seel	2015 Windham Lane S.S. MD 20902
26. ✓ Bonnie J Redmond	10704 Bucknell Dr SS MD 20902
27. ✓ Sigmund Rubin	10704 Bucknell Dr SS MD 20902
28. ✓ Edward Dolbow	1914 Windham Ln Silver Spring 20902
29. ✓ Marie Sacks	2019 Windham Ln. Silver Spring MD 20902
30. ✓ Michael Hearnog	10708 Bucknell Dr. SS MD 20902
31. ✓ Manda Medina	10717 Bucknell Dr. SS MD 20902
32. ✓ Maura Medina	10717 Bucknell Dr. S.S. MD 20902
33. ✓ Gabriella Medina	10717 Bucknell Dr. S.S. MD 20902
34. ✓ Judith H. Linn	2015 Windham Ln. S.S. MD 20902
35.	

Michael FULL NAME	ADDRESS
David Freigenson M.B. B.	2015 Windham Ln Wheaton Md 20902
Dip Fey	2015 Windham Ln Wheaton Md 20902
Mr. & Mrs. Rachel Anthony	1910 Windham Ln Silver Spring, Md. 20902
Pauline B. Thompson	2001 Windham Lane, Wheaton, Md. 20902