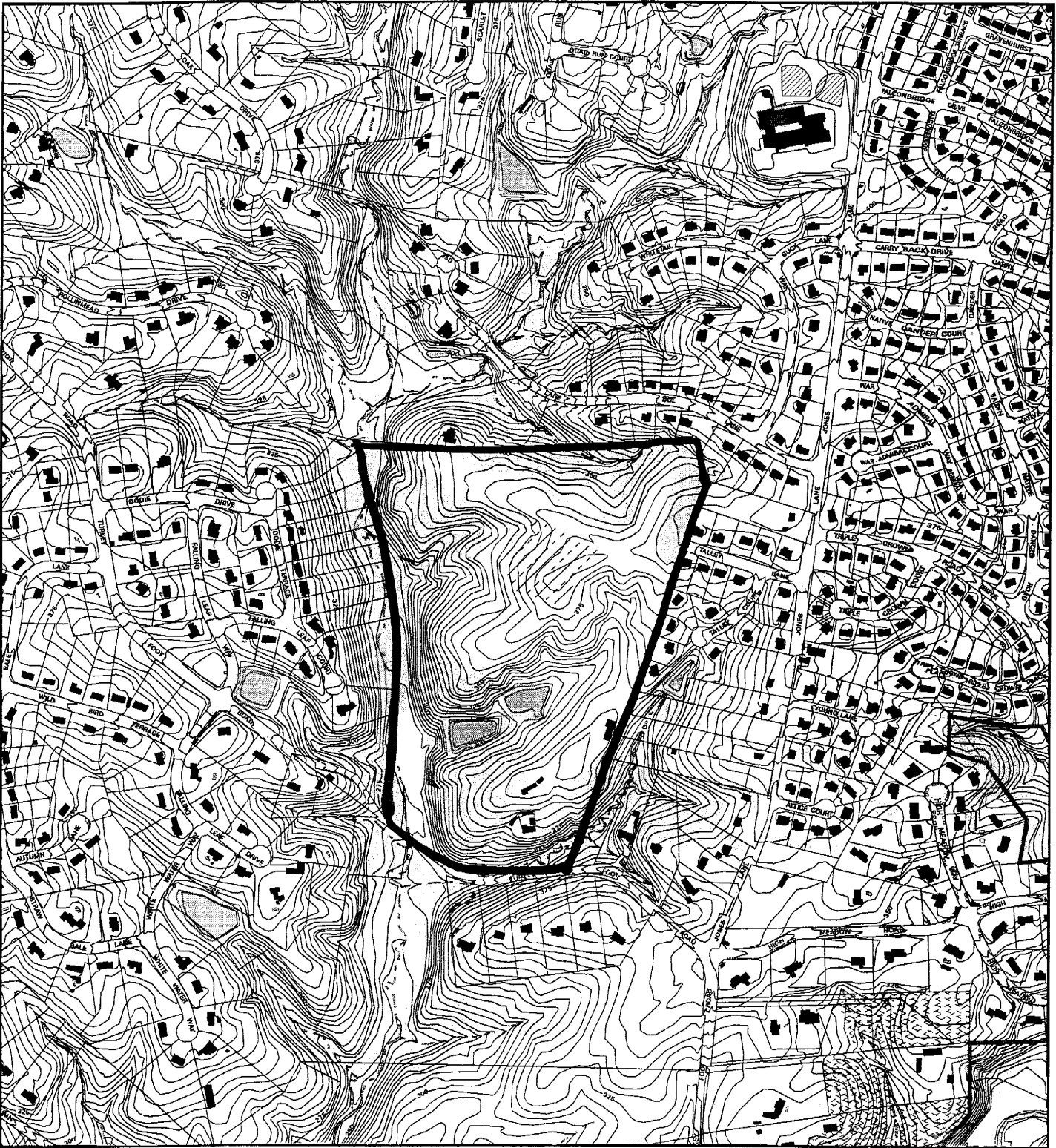


ROBERTS LANDING (1-04105)



Map compiled on December 10, 2004 at 11:54 AM | Site located on base sheet no - 219NW13

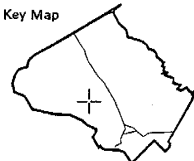
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Key Map

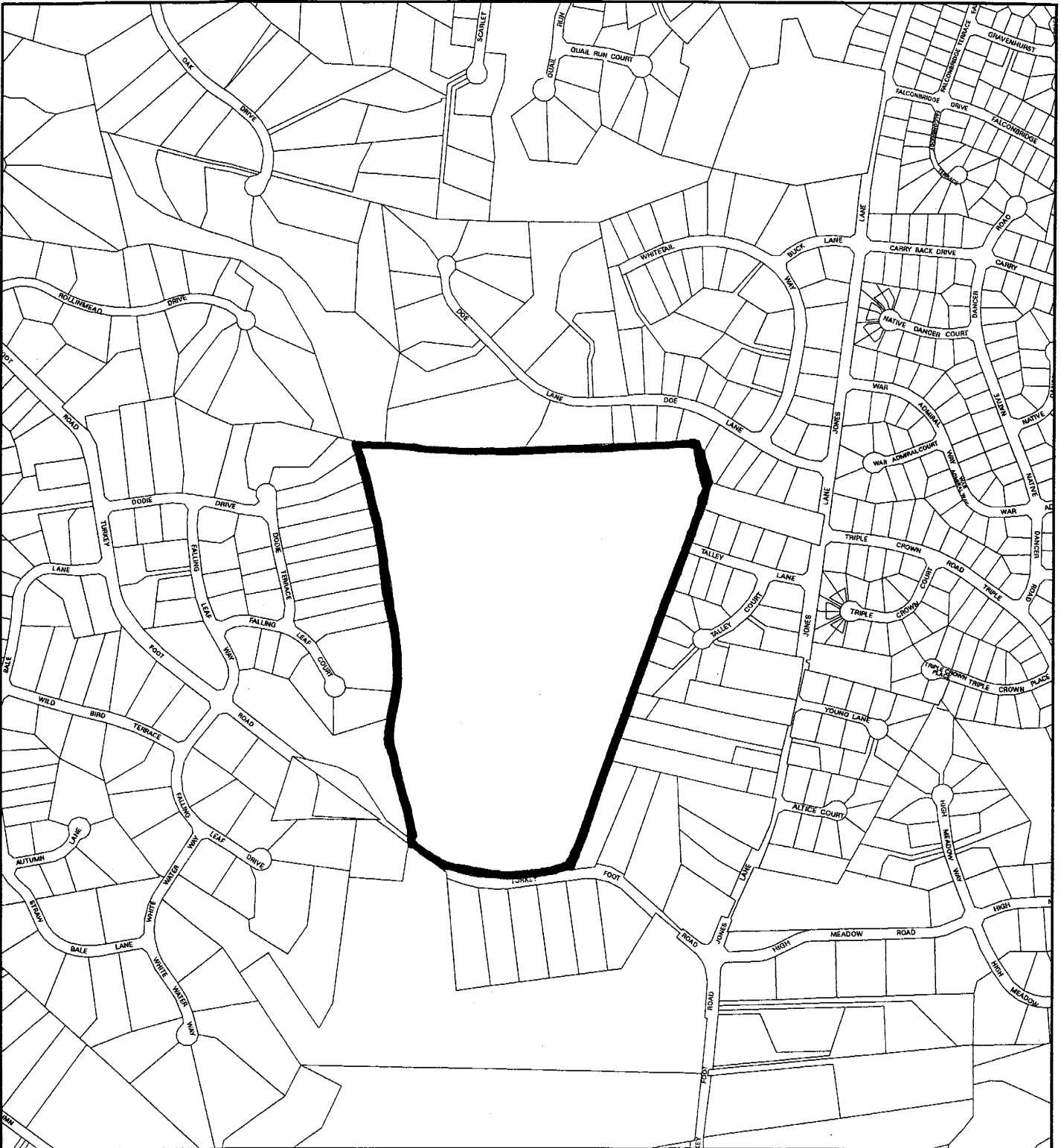


Research & Technology Center



1 inch = 800 feet
1 : 9600

ROBERTS LANDING (1-04105)



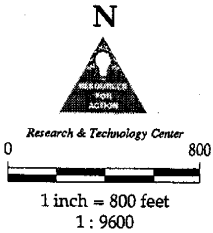
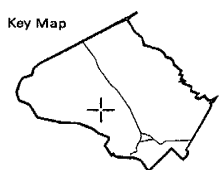
Map compiled on December 10, 2004 at 11:57 AM | Site located on base sheet no - 219NW13

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Talley-Ho Homeowner's Association
PO Box 4173
Gaithersburg, MD 20885-4173

M-NCPPC
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
Attn: C. Conlon

August 29, 2004

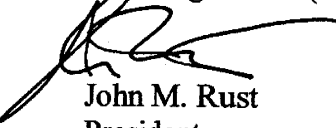
Dear Ms. Conlon:

As a follow up to our discussion, listed below are the concerns expressed by the residents of Talley Lane and Talley Court about the planned development of Roberts Landing, Preliminary Plan Number ~~1-04105~~

The Talley-Ho Homeowners Association is made up of 19 families in the community adjacent to and directly east of the proposed development. The community has four major concerns that we believe the Planning Commission can address. They are:

- We believe construction traffic will have a significant impact on the safety of our families and our property. We request that the commission consider limiting all construction traffic to an access off of Turkey Foot Rd.
- We expect trash, debris, noise and dust to be a major nuisance during construction. We request that the existing tree line be retained at least during the construction phase, and for esthetic reasons after that.
- We understand that sidewalks are proposed for extension from Roberts Landing along Talley Lane to Jones Lane. When Talley-Ho was developed we were unaware of any requirement or future plans to include sidewalks on Talley Lane. We request that sidewalks not be placed on Talley Lane.
- Speeding in our neighborhood has not been an issue. With the increased volume of traffic and the doubling of the length of Talley Lane, we expect to see an increase in the speed of cars on Talley Lane. We request some form of traffic control developed for Talley Lane.

The Association would like to thank the Board in advance for their consideration of these neighborhood concerns. If you have any question, please feel free to contact me at the following: Work (301) 214-3753 or Home at (301) 527-0958.



John M. Rust
President,
Talley-Ho HOA

Darnestown Civic Association

14100 Darnestown Road
Darnestown Md. 20878

December 10, 2004

Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Md. 20910

Re: Robert's Landing PP: 1-04105 Phase I

Dear Chairman Berlage and Board Commissioners,

Most of you may recall that the Darnestown Triangle was one of our major issues in the recent Potomac Sub-region Master Plan, because it is zoned R-200 and not approved for sewer service -- perhaps the only such circumstance in the county. The Robert's property is the largest undeveloped parcel in the Darnestown Triangle. There have been numerous problems, as time passes, on some of the smaller lots on septic systems in the Triangle. As in the 1980 Master Plan, our Association attempted to have the Triangle and this property zoned RE-1. We had the support of DEP and Permitting Services; as well as the Planning Staff and Planning Board. The Council did not allow the change.

While we look upon this development as a very good addition to the area, we have only one objection. That is the size of lots 16 & 17. It is our policy to request that one acre be the minimum size lot in any subdivisions in the septic areas of Darnestown. It is not necessarily a reduction in the number of lots that we seek. There could be 40 lots all over an acre, and that would be fine. Our residents in the future may want to add back yard amenities; such as, additions, pools, supplemental septic area or even just a little more space. A lot too small will prohibit such things.

We appreciate that the County did not allow sewer to this property. The addition of a TROT or bridle/hiking trail to the developments in the area is always welcomed. We must commend the attitude and abilities of Chuck Sullivan of Classic Community Corp. for listening to the concerns of our Association and the area neighborhood representatives and addressing them where seemingly possible.

Sincerely,

Scott Mostrom, President DCA

Stephen Ellis, Zoning Chairman &
Vice Chairman, DCA