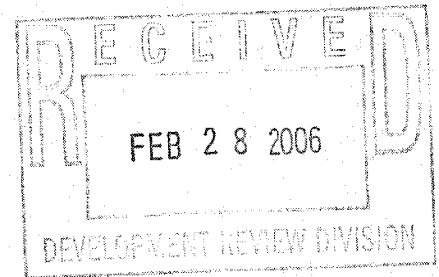


APPENDIX D

RIVERHILL HOMEOWNERS ASSOCIATION
RIVER ROAD AND SEVEN LOCKS ROAD
BETHESDA, MD 20817



February 27, 2006

Montgomery County Department of Park and Planning
Development Review Division
Attention: Robert Kronenberg
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Reference: Name of Site Plan: The Quarry, File Number: 8-05029

This is to express the concerns of Riverhill Homeowners Association Board of Directors about the referenced Site Plan to be considered by the Planning Board on March 23, 2006.

Our first concern is with any ground water flow that may develop from the proposed site construction East into the Riverhill storm water drainage gully. Consideration needs to be given to assure that the proposed site has been geologically analyzed for possible exposure from excavation of underground spring-water flows.

We are also concerned that during construction noise and dust be kept to a minimum for Riverhill residents, that any damage to Riverhill be insured, and that truck traffic not use our entrance.

We support the Preliminary Plan 1-04042 approval condition number (2) that requires a five-foot wide bike path along the North side of River Road and South of the Riverhill townhomes extending approximately 1,200 feet from the proposed site East to the Seven Locks Road intersection. We request that the Board continue this condition in its approval of the final site plan.

Since the Maryland State Highway Administration (MDSHA) is developing landscape architecture improvements for the storm-water drainage area between the Riverhill townhomes and the proposed bike way, it is a necessity for the County permitting officials to coordinate the implementation of the developer's bike-path with the MDSHA's landscape improvements.

Respectfully yours,

A handwritten signature in cursive script that reads "Douglas W. Duba".

Douglas Duba, President of the Board
8401 Quarry Ridge Way
Bethesda, MD 20817

CC: Thomas A. Durek, Riverhill Board Director

Subj: Access to River Road from Stoneyhurst & Giancola
Quarries & Riverhill
Date: Thursday, March 2, 2006 6:51:46 PM
From:
To: scott.james@mncppc-mc.org

Scott:

I talked to Robert Kronenberg, Development Review Division Stoneyhurst Site Plan coordinator, about specifying a common standard access for Stoneyhurst Quarry, Giancola Quarry, and Riverhill townhomes onto and off of River Road. The acceleration and deceleration turn lanes would be delineated from the thru lanes by some type of channelization device such as concrete barriers or reflective poles. It appears that Kronenberg would like you to participate in the Stoneyhurst Quarry Site Plan staff report to the Planning Board. He will be communicating with you about formulating a transportation condition statement for approval of the Site Plan that deals with this access issue at the three sites. Since River Road is a state highway and the Planning Board review is on March 23, your statement will probably include a condition about later review and approval by the MDSHA.

I am grateful to you and the people who work these transportation issues at the Montgomery County Park and Planning Department. I'm sure the Riverhill community and maybe even the Gianocola and Stoneyhurst developers appreciate your resolution of this access issue for the common good. It may be more cost-effective than the proposed U-turn for Gianocola and provide cost sharing for Stoneyhurst.

Tom Durek

To All Concerned:

We wanted to thank Riverhill for keeping us apprised of their support and concerns. We are issuing this response in good neighborly fashion.

We understand that you have raised a concern of storm water management and ground water. Following is an email from Mr. Steve Wilde at Macris Hendricks and Glasscock, their expert in such matters. In sum we feel all your concerns have already been addressed, see below:

Tom -

In response to the concerns raised by the Riverhill HOA regarding stormwater issues associated with The Quarry development, I would offer the following:

- under current conditions, stormwater flows from the active quarry area cross River Road through the existing 42" and 36" culverts. This presumably includes any groundwater flows from the active quarry area, through the pumped dewatering basin. This water does NOT flow to the east on our side of River Road.

- a small area of undisturbed woodland, and an area of the existing single family development behind the quarry flows to the existing storm drain under the fire station drive, and then into the "Riverhill storm water drainage gully" by way of existing 15" metal pipe and channel at the top of the eastern quarry face.

- This drainage pattern will be maintained with the proposed development. All surface flows from the developed portion of the site will continue to be tributary to the 42" and 36" culverts under River Road. The small area on the rear of the quarry site and the adjacent single family development will continue to flow to the existing storm drain at fire station entrance.

- The question of "exposure from excavation of underground spring-water flows" should probably be addressed by the project geotechnical engineer. However, since the majority of the site is being filled to above the current quarry grades, as opposed to being cut to below existing quarry grades, no additional groundwater flow should be expected. In addition, the existing 42" culvert under river Road is lower than the existing storm drain system that begins at the fire station entrance. The 42" culvert, being lower in elevation, should be the preferred relief path for any groundwater flows leaving the site.

I would be available to meet with the Riverhill HOA, if necessary, to further discuss these issues.

Steven L. Wilde
Project Designer
Macris, Hendricks & Glascock, P.A.
Engineers, Planners, Landscape Architects, & Surveyors 9220 Wightman Road,
Suite 120 Montgomery Village, MD 20886
E-mail: swilde@mhgpa.com
Office: (301) 670-0840 x 1031
Fax: (301) 948-0693

-----Original Message-----

From: TADUREK@aol.com [mailto:TADUREK@aol.com]
Sent: Sunday, February 26, 2006 1:09 PM
To: ActSolutns@aol.com; dhoscheit@bannerwitcoff.com; jtier@verizon.net;
faultlessone@aol.com; mholzman@comsource72.com
Cc: koldham@sha.state.md.us; jpearce@sha.state.md.us;
tbrault@woodsideventures.net; LxGxUxExSxT@cs.com; ADDUBA@aol.com
Subject: Stoneyhurst Quarry Letter For Board Approval Monday

RIVERHILL HOMEOWNERS ASSOCIATION
RIVER ROAD AND SEVEN LOCKS ROAD
BETHESDA, MD 20817
February 27, 2006
Montgomery County Department of Park and Planning
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Attention: Robert Kronenberg
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Respectfully yours,

Douglas Duba, President of the Board

8401 Quarry Ridge Way
Bethesda, MD 20817

CC: Thomas A. Durek, Riverhill Board Director



CHECKLIST Site Plan / Project Plan Review

Plan # 020050290 Name: THE QUARRY

Zone: RMX-1/DRP Tract Area: 13.31 ac. Proposed Use: RESIDENTIAL W/CLUBHOUSE

Number of Units: 97 MF Square Footage: UP TO 50,000 SF. CLUBHOUSE

Development Method: OPTIONAL Other: _____

Referral Comments:

M-NCPPC

	Staff	Date
Transportation	<u>KK</u>	<u>2/2/04</u>
Environmental	<u>MP</u>	<u>3/3/06</u>
Community Planning	<u>CM</u>	<u>5/11/04</u>
Historic Planning	<u>N/A</u>	
Park Planning	<u>DP</u>	<u>4/20/05</u>
Research/Housing	<u>N/A</u>	

Other Agencies

	Staff	Date
SHA	<u>GF</u>	<u>4/25/05</u>
DPS (SWM)	<u>RB</u>	<u>1/26/04</u>
DPS (Traffic)	<u>NO COMMENT</u>	
Public School	<u>N/A</u>	
Utility	<u>BT</u>	<u>3/3/06</u>
Fire & Rescue	<u>JF</u>	<u>2/21/06</u>
DPW & T	<u>NO COMMENT</u>	

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Development Plan G-800
- Preliminary Plan 12004042A
- Prior Site Plan Approvals
- Record Plat
- Project Plan 920040040

Community Input

Civic Association RIVER HILL HOA

Individuals _____

Supervisor Review

RAK 3/10/06

Chief Review _____