

Item 5 - Correspondence

From: [Folden, Matthew](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Mark Bryant](#)
Subject: FW: 8516 Meadow Lark Lane - Development Application 620210030
Date: Monday, November 30, 2020 10:05:09 AM
Attachments: [8516 Meadowlark BurningTree Sept 10 2020.m4v](#)

Mr. Bryant,

Thank you for your letter. By copy of this email, I am forwarding to the Planning Board Chair's office for inclusion in the public record.

Matt

Matthew Folden, AICP | Planner Coordinator
DownCounty Planning Division
301.495.4539 | matthew.folden@montgomeryplanning.org



WE'VE MOVED!
THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Mark Bryant <mark.allan.85@gmail.com>
Sent: Tuesday, November 24, 2020 5:20 PM
To: Kohler, Andrew <Andrew.Kohler@montgomerycountymd.gov>
Cc: Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Folden, Matthew <matthew.folden@montgomeryplanning.org>
Subject: 8516 Meadow Lark Lane - Development Application 620210030

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Andrew Kohler,

Thank you for speaking with me last Friday, Nov. 20th and discussing the development application for 8516 Meadow Lark Lane. I understand from our discussion that you are still in the process of reviewing the storm water management plan for this application which includes the construction of on-site drywells for the collection of stormwater.

I am opposed to the subdivision of this lot with the construction of a new home on the smaller lot because of the increased impervious surface that will result in the community. This increased impervious surface will exacerbate an already serious issue in this community with stormwater runoff. Street flooding occurs in this community along Burning Tree Road and drain pipes along Burning Tree Road connected to Booze Creek are frequently incapable of draining away the stormwater as fast as it accumulates. Thus any additional stormwater runoff from this development application should not be allowed as it will only exacerbate flooding in this community. Flooding is a

serious concern for me because my home at 8500 Burning Tree Road, as identified as lot # 19 on the Storm Drain Analysis Drainage Area Map 1 of 1, is at a low elevation and has come close to flooding at the rear entrance of my home on several occasions.

On September 10, 2020, I documented the stormwater runoff around 8516 Meadow Lark Lane with several video clips, and I have attached them to this e-mail message. Storms with this volume of rainfall are not uncommon in this community, and occur on a regular basis. I think that the evaluation of this application must utilize the most current rainfall tables available. This should also include a forward looking climate rainfall forecast, since it is clear that global warming is occurring and increased rainfall amounts will continue to occur as a consequence of global warming. Finally as I stated earlier, I think that no additional stormwater should be allowed to leave the properties as a result of this proposed development application.

I look forward to speaking with you again when you have completed your review.

Sincerely,

Mark Bryant

[8516_Meadowlark_Sept_10_2020_Storm-1.m4v](#)

[8516_Meadowlark_Sept_10_2020_Storm-2.m4v](#)

From: [Folden, Matthew](#)
To: [MCP-Chair](#)
Cc: [Dickel, Stephanie](#); [Mark Bryant](#)
Subject: FW: 8516 Meadow Lark Lane - Development Application 620210030
Date: Monday, November 30, 2020 10:06:09 AM
Attachments: [8516 Meadowlark BurningTree Sept 10 2020.m4v](#)

Mr. Bryant,

Thank you for your letter. By copy of this email, I am forwarding to the Planning Board Chair's office for inclusion in the public record.

Matthew Folden, AICP | Planner Coordinator
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THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: Mark Bryant <mark.allan.85@gmail.com>
Sent: Tuesday, November 24, 2020 7:19 PM
To: Whelan, William <william.whelan@montgomerycountymd.gov>
Cc: Folden, Matthew <matthew.folden@montgomeryplanning.org>; Etheridge, Mark <Mark.Etheridge@montgomerycountymd.gov>; Kohler, Andrew <Andrew.Kohler@montgomerycountymd.gov>; sam.farhadi@montgomerycountymd.gov
Subject: 8516 Meadow Lark Lane - Development Application 620210030

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mr. William Whelan,

I have reviewed your letter to Mr. Mathew Folden dated Nov. 16, 2020 concerning the development application for 8516 Meadow Lark Lane as well as the Stormwater Management Concept Computations and Storm Drain Analysis prepared by CAS Engineering.

The Storm Drain Analysis, pgs. 33 and 40 respectively, indicates that the drain pipe at inlet I-1 along Burning Tree Road currently will reach 87.08% capacity during a 10-year storm predevelopment and reach 90.66% capacity during a 10-year storm postdevelopment. I believe these calculations do not reflect the true and actual stormwater conditions in our community. Street flooding occurs along Burning Tree Road several times every year (not just once every 10-years) and the stormwater inlet at I-1 as well as stormwater inlet next to POI-B on the Storm Drain Analysis Drainage Area Map 1 of 1 are submerged in stormwater during these street flooding events.

Flooding is a serious concern for me because my home at 8500 Burning Tree Road, as identified as

lot # 19 on the Storm Drain Analysis Drainage Area Map 1 of 1, is at a low elevation and has come close to flooding at the rear entrance of my home on several occasions.

To illustrate and document the stormwater flow that occurs in our community I have attached video clips that I took during a rainfall event on Sep. 10, 2020. The end of one video documents the inlet at I-1 being submerged in stormwater, a second video documents the flooding of Burning Tree Road and the stormwater inlet next to POI-B being submerged by stormwater, a third video documents the stormwater flow at POI-A on Melody Lane, and the last video documents the stormwater flow in Booze Creek.

I do not agree with item number 7 in your letter that states - "The storm drain study was reviewed and is acceptable to MCDOT. No improvements are needed to the downstream public storm drain system for this plan." I believe that based on the video evidence that I have provided, the current public storm drain system is insufficient for the current stormwater flow and any additional new homes and or impervious surfaces should not be approved until and only after improvements to the downstream stormwater system are completed.

I would be glad to discuss my concerns with you at your earliest convenience; please let me know when is a suitable time for me to contact you.

Sincerely,

Mark Bryant

