

Item 9 - Correspondence

From: [Shabbir Ahmed](#)
To: [MCP-Chair](#)
Subject: re: Administrative Subdivision No. 620220030 – Fawsett Farms
Date: Wednesday, June 15, 2022 10:39:38 AM
Attachments: [Draft Support Letter-Subdivision Fawsett Farms.pdf](#)

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

Hi Chair Anderson and Members of the Planning Board:

Please see attached our letter of support for the Administrative Subdivision No. 620220030 – Fawsett Farms.

Thank You,

Shabbir Ahmed

--

Tel: 301-272-0610

June 14, 2022

VIA E-MAIL TO MCP-CHAIR@MNCPPC-MC.ORG

Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive, 14th Floor
Wheaton, MD 20902

RE: Hearing Date – June 16, 2022 - MCPB Item No. 9;
Administrative Subdivision No. 620220030 – Fawsett Farms

Dear Chair Anderson and Members of the Planning Board:

I reside at 8410 Kingsgate Road on property located immediately adjacent to the subject subdivision to the northeast and am writing in **SUPPORT** of the above referenced development application. I think the proposed new lot and house location are compatible with the streetscape of existing homes along Kingsgate. The proposal helps to create new housing opportunities in the County in a manner that meets applicable standards and requirements, which I support.

Thank you for your consideration of these comments.

Sincerely yours,



Shabbir Ahmed
8410 Kingsgate Road
Potomac, MD 20854

From: [Fara Kitton](#)
To: [MCP-Chair](#)
Cc: [Jason Meltzer](#)
Subject: Materials for 6/16/22 Planning Board Hearing re Proposed Plan Number 620220030 in Fawsett Farms
Date: Wednesday, June 15, 2022 10:11:42 AM
Attachments: [2022.02.15 Casey letter.pdf](#)
[Exhibit B - Rock Run Subdivision Plat.pdf](#)
[Exhibit D - subdivision plan drawing.pdf](#)
[Exhibit A - Plat 1626.pdf](#)
[Exhibit E - Detailed Subdivision plan drawing.pdf](#)
[Exhibit C - Plat 3552.pdf](#)
[Exhibit F - Block 3 -Subdivision map .pdf](#)

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

Hello,

My husband and I are submitting the attached correspondence with exhibits and a recent photo taken in front of our house of the drainage issue in advance of the planning board hearing scheduled for tomorrow, June 16, 2022. My husband is signed up to testify in opposition to the proposed subdivision of the neighboring plot.

Thank you.

Best regards,
Fara and Jason Meltzer

Jason and Fara Meltzer
10705 Rock Run Drive
Potomac, MD 20854
jrmeltzer@gmail.com
fkitton@gmail.com

February 15, 2022

Jonathan Casey
M-NCPPC Lead Reviewer
Maryland-National Capital Park and Planning Commission
2425 Reddie Drive
Wheaton, Maryland 20902

Via Email: Jonathan.Casey@montgomeryplanning.org

Re: Preliminary Objections and Comments to Proposed Plan Number 620220030 in Fawsett Farms for the Residential Property Located at 10701 Rock Run Drive, and Request for Hearing

Dear Mr. Casey:

We are in receipt of a Notice of Application dated January 31, 2022, filed with the Montgomery County Planning Department regarding the potential subdivision of the neighboring lot next to our home at 10705 Rock Run Drive in Potomac. The letter requests our comments on the proposed subdivision at 10701 Rock Run Drive. While we have not had much time to review the proposed plan (we received the notice less than two weeks ago), we write to express several preliminary concerns and objections as the neighboring property owners. The proposed plan (No. 620220030), seeks to subdivide a single-family residential lot into two (2) single-family residential lots. Apparently, under the proposal, the existing house is to remain, a separate, standalone garage for that house is to be built, two new driveways are to be built, and the developer plans to build a second home on the same property, after subdividing it. As the lead reviewer on this matter, we wish to bring several problems with the proposed plan to your attention.

As an initial matter, the subject property has *already* been subdivided, and this proposal apparently seeks to subdivide it a second time. According to Plat No. 1626 (1945), the current property at 10701 Rock Run Drive was part of a larger lot 13, which backed directly to a similarly sized lot 12. *See* Exhibit A (Plat 1626). A later plat shows that lots 13 and 12 were both subdivided to add two additional residential lots – both of which now have homes built on them. *See* Exhibits B and C (Plat 3552). What the developer seeks to do now is further subdivide one of those lots to squeeze in an additional home. *See* Exhibit D. This subdivision would set a bad precedent—creating much smaller lots in an area where the other lots are at least twice the size. The present size of the lot is .98 acres. The other lots located in Block 3 of this subdivision are uniformly comprised of larger (or roughly equivalent) lots. A further subdivision of the property would make this lot a *substantial outlier*. *See* Exhibit F.

As a neighboring property owner, we are very concerned about the negative impact the proposed plan would have on the visual aesthetics and property values of the neighborhood. Virtually all homes on this section of Rock Run Drive consist of a 1-acre lot. Subdividing an already subdivided lot is *not* consistent with the current characteristics of the neighborhood. *See* Exhibits A and F (showing the uniformity of the neighboring lot sizes in Block 3). The developer does not live on Rock Run Drive or Kingsgate Road, and is apparently not concerned or interested in these issues. Rather, the developer appears to simply be trying to increase his profit by squeezing in another home on what should clearly be a single-family residential lot. Moreover, the proposed plan also apparently includes the addition of a sidewalk, but a limited one, that only runs in front of a few homes, making the appearance (and abrupt end) of a sidewalk very awkward. There is currently no sidewalk in this neighborhood, and the addition of a small sidewalk in front of only a couple homes would not be aesthetically pleasing or appropriate.

We are also highly concerned with the impact of the proposed subdivision, construction of two new structures and two new driveways, and attendant removal of trees and other drainage area, on stormwater management. Indeed, the proposed construction will apparently impact existing tree cover *and* require the removal of several very old and large trees. The drainage ditch in front of our property (10705 Rock Run Drive) that runs parallel to the road already pools on our property when it rains hard due to apparent insufficient downslope/downstream grading of the property next door where the construction is proposed, and we do not know (and are very concerned about) what impact the proposed plan will have on the already strained/apparently inadequate drainage system in the same location.

Finally, it looks like the proposed plan seeks to construct a new driveway for the existing house right along the property line where above-ground power lines currently run. We are highly concerned about the danger/impact of the proposed driveway construction at this location on the power lines, especially because there are a number of trees that run along the property line where the power lines are. We must also note that the developer's drawing shows our driveway in the wrong location. In the drawing, it shows our driveway running along the property line right next to where the proposed driveway would be for the existing house. *See* Exhibit E. But this is inaccurate. Our driveway is actually on the opposite side of our property, away from the power lines and existing trees.

As neighboring property owners, this proposed subdivision would have a significant negative effect on us, as well as other property owners in the neighborhood, and the neighborhood generally. In the event that the plan is not promptly rejected, we request a public hearing on the proposal. We also reserve all rights in connection with the plan and proposed construction, including to submit further comments and objections, appear at the public hearing, and take further legal action.

Please feel free to reach out with any questions or if we can provide further information.
Thank you for your attention to and consideration of these matters.

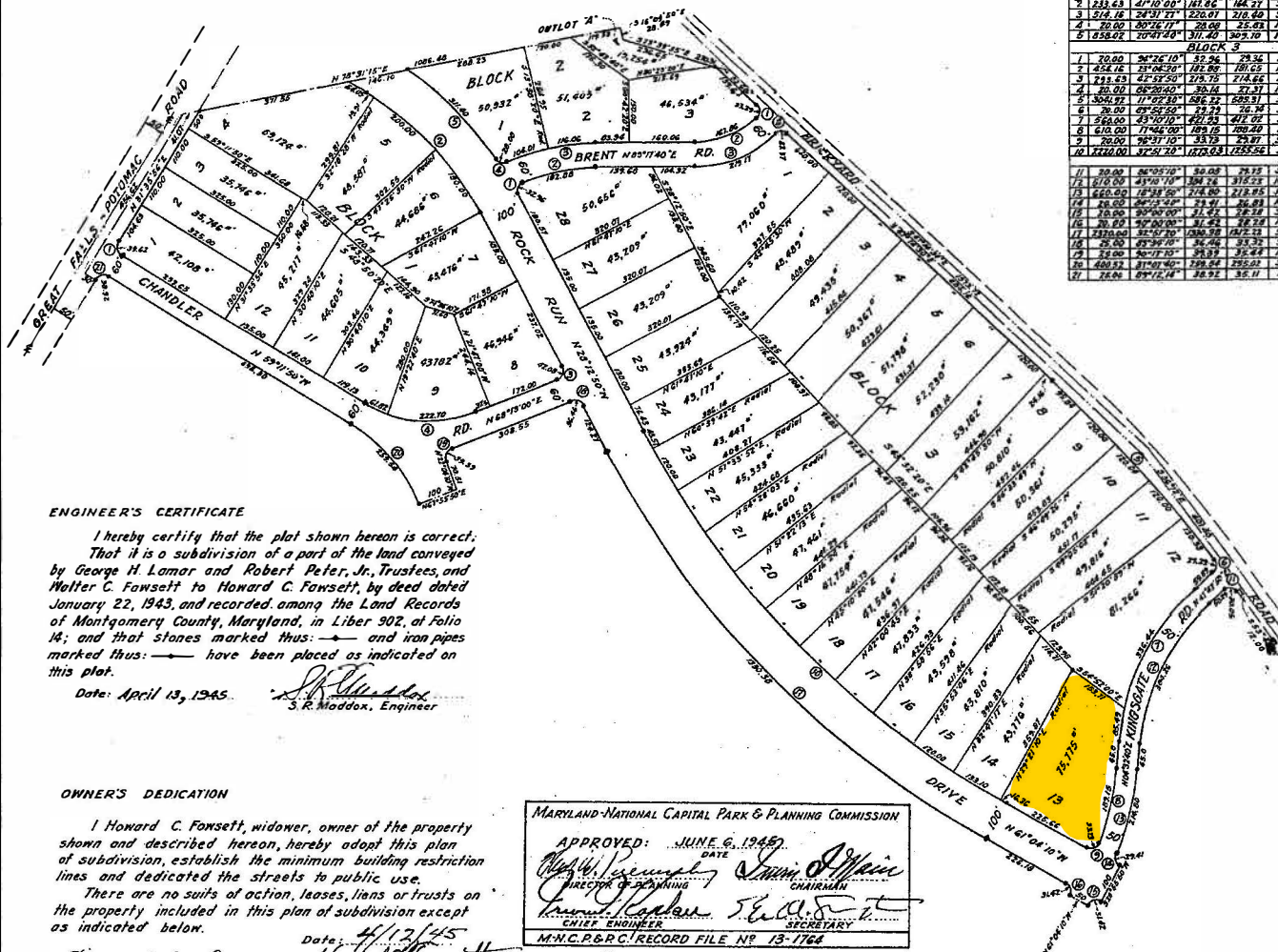
Very truly yours,

/s/ Jason and Fara Meltzer

Jason R. Meltzer

Fara N. K. Meltzer

CURVE DATA				
NO	RADIUS	CENTRAL ANGLE	ARC	LONG CHORD BEARING
BLOCK 1				
1	28.80	50° 37' 42"	11.31	N 15° 42' 51" E
2	758.03	30° 53' 50"	409.51	S 53° 52' 05" E
3	76.00	96° 34' 40"	42.08	S 31° 20' 00" E
4	316.00	52° 15' 10"	240.27	N 65° 25' 25" E
BLOCK 2				
1	20.00	54° 25' 10"	7.20	S 59° 07' 25" E
2	233.63	21° 03' 00"	112.82	N 61° 23' 00" E
3	210.00	41° 50' 00"	110.60	S 71° 01' 56" E
4	70.00	30° 16' 17"	26.00	N 25° 03' 38" E
5	158.03	41° 10' 40"	80.10	S 49° 10' 20" E
BLOCK 3				
1	70.00	56° 26' 10"	32.26	N 39° 00' 15" E
2	854.16	23° 04' 30"	182.86	N 61° 23' 00" E
3	212.63	43° 52' 50"	106.51	N 69° 35' 30" E
4	70.00	30° 16' 17"	26.00	N 25° 03' 38" E
5	304.57	11° 02' 35"	586.22	S 68° 31' 00" E
6	26.26	55° 55' 25"	12.56	N 61° 23' 00" E
7	210.00	41° 50' 00"	110.60	S 71° 01' 56" E
8	610.00	71° 14' 00"	199.15	S 45° 25' 30" E
9	70.00	96° 34' 40"	42.08	S 31° 20' 00" E
10	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
BLOCK 4				
1	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
2	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
3	660.00	18° 38' 50"	218.00	N 11° 52' 05" E
4	28.00	52° 15' 10"	71.41	N 65° 25' 25" E
5	70.00	30° 16' 17"	26.00	N 25° 03' 38" E
6	70.00	30° 16' 17"	26.00	N 25° 03' 38" E
7	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
8	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
9	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
10	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
11	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
12	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
13	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
14	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
15	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
16	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
17	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
18	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
19	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
20	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
21	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
22	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
23	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
24	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
25	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
26	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
27	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
28	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
29	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
30	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
31	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
32	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
33	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
34	726.00	47° 52' 10"	110.63	S 25° 52' 00" E
35	726.00	47° 52' 10"	110.63	



I hereby certify that the plat shown hereon is correct.
That it is a subdivision of a part of the land conveyed
by George H. Lamar and Robert Peter, Jr., Trustees, and
Walter C. Fawcett to Howard C. Fawcett, by deed dated
January 22, 1943, and recorded among the Land Records
of Montgomery County, Maryland, in Liber 902, at Folio
14; and that stones marked thus: — and iron pipes
marked thus: — have been placed as indicated on this
plat.

Date: April 13, 1945

S. R. Moddox
S. R. Moddox, Engineer

I Howard C. Fowsett, widower, owner of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicated the streets to public use.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision except as indicated below.

461745

Date: 4/12/45

Lyndell B. Bergley
Witness

Howard C. Fowsett

FARMERS BANKING AND TRUST CO.
MONTGOMERY Co., Md., MORTGAGEE.

date: Apr. 12-1943

ATTEST: *F. Bache Albert*
F. Bache Albert, Treasurer

By Richard F. Green
Richard F. Green, President

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

APPROVED: JUNE 6, 1965
DATE

W. H. [Signature] DIRECTOR OF PLANNING
W. H. [Signature] CHAIRMAN
W. H. [Signature] CHIEF ENGINEER
W. H. [Signature] SECRETARY

M-N-C.P&P/RECORD FILE NO 13-1766

Q. E. 1

JUN 28 1945.

BLOCKS 1, 2 AND 3

FAWSETT FARMS

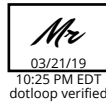
MONTGOMERY COUNTY

MARYLAND

SCALE: 1"=200' MARCH, 1945

S.R.MADDOX, ENGINEER
SILVER SPRING, MARYLAND.

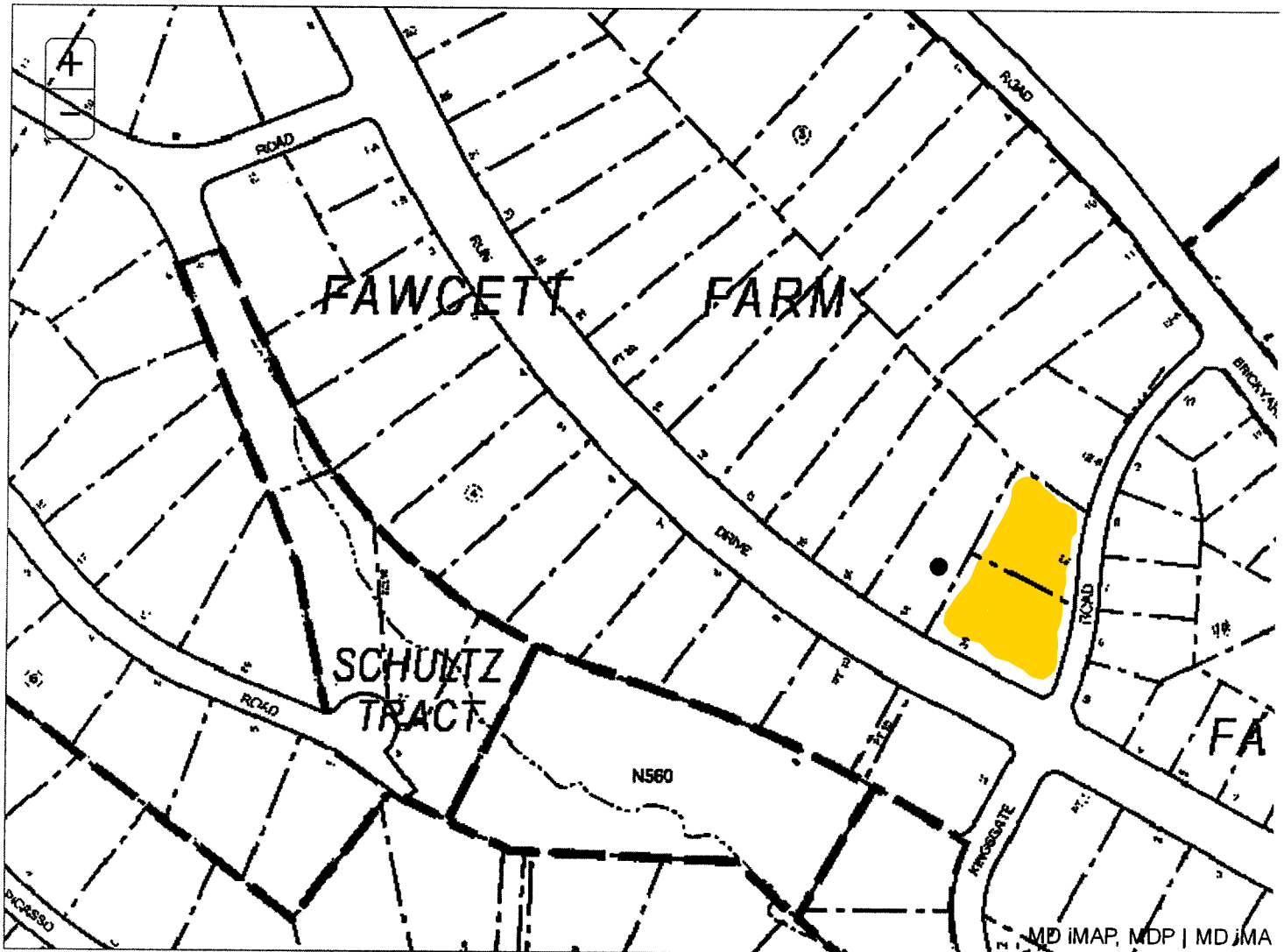
EXHIBIT B



Montgomery County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

District: **10** Account Number: **00867303**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

EXHIBIT C

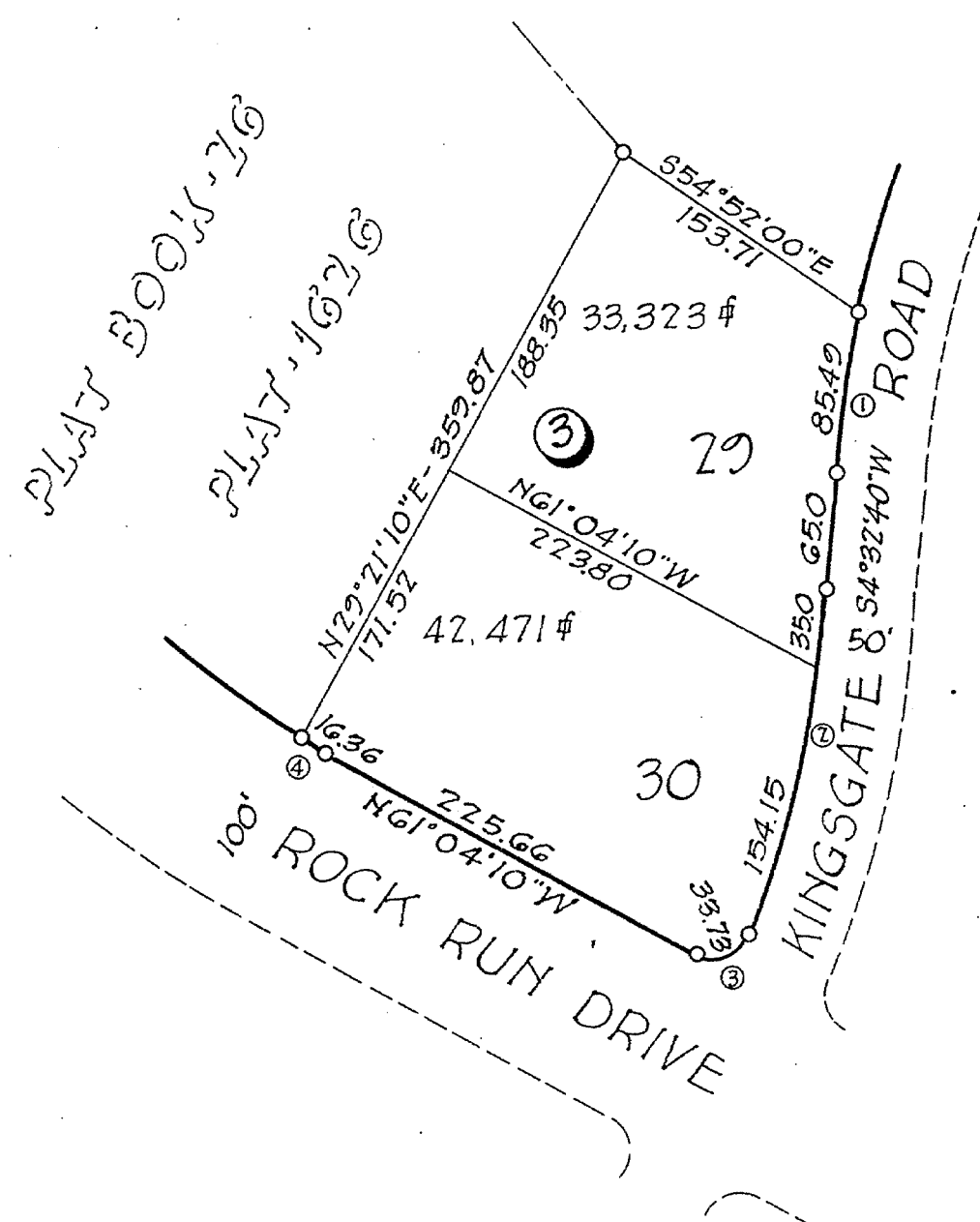
PLAT No 3552

ENGINEER'S CERTIFICATE

We hereby certify that the plan shown hereon is correct; that it is a subdivision of all the land conveyed by the Hines Engineering Company, Inc., to Louis G. Mitchell, et ux, by deed dated August 4, 1953, and recorded in Liber 1823 at Folio 380, and also a resubdivision of Lot 13, Block-3 as shown on a plat of "Fawsett Farms" recorded in Plat Book 26 Plat 1626, both among the Land Records of Montgomery County, Maryland, and that iron pipes marked thus; \times and stones marked thus; \star are in place where shown.

Date: OCT. 16, 1953 Maddox & Hopkins

Sterling R. Maddox
STERLING R. MADDOX
REGISTERED LAND SURVEYOR
No 529



NOTE:
For street dedication,
see Plat Book 26, Plat 1626.
There is no street dedication
by this plat.

OWNER'S DEDICATION

We, Louis G. Mitchell and Irma L. Mitchell, his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision; establish the minimum building restriction line and dedicate the streets to public use.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

Date: OCT. 14, 1953

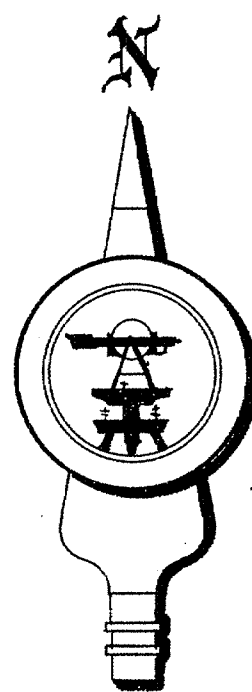
William Talone
WITNESS

Louis G. Mitchell
LOUIS G. MITCHELL

as to both
WITNESS

Irma L. Mitchell
IRMA L. MITCHELL

CURVE DATA					
No	RAD.	ARC	Δ	CHD BEAR.	DIST. TAN
1	5600	85.42	8° 44' 48"	S 8° 55' 04" W	85.41 4283
2	6100	182.15	17° 46' 00"	S 13° 25' 30" W	182.40 9534
3	20.0	33.73	26° 37' 10"	S 10° 37' 15" W	22.87 2246
4	22200	16.36	0° 25' 20"	N 60° 51' 30" W	16.36 8.18



THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED: OCTOBER 20, 1953
John F. Nicholson
CHAIRMAN SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE No 144-43

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS
APPROVED: OCT. 30, 1953
FOR COMPLIANCE WITH MONTGOMERY COUNTY
ROAD CONSTRUCTION CODE R/W REQUIREMENTS
BY: *William B. McKinney*

FILED
NOV 12 1953

RESUBDIVISION
LOT-13, BLOCK-3

FAWSETT FARMS

MONTGOMERY COUNTY, MARYLAND

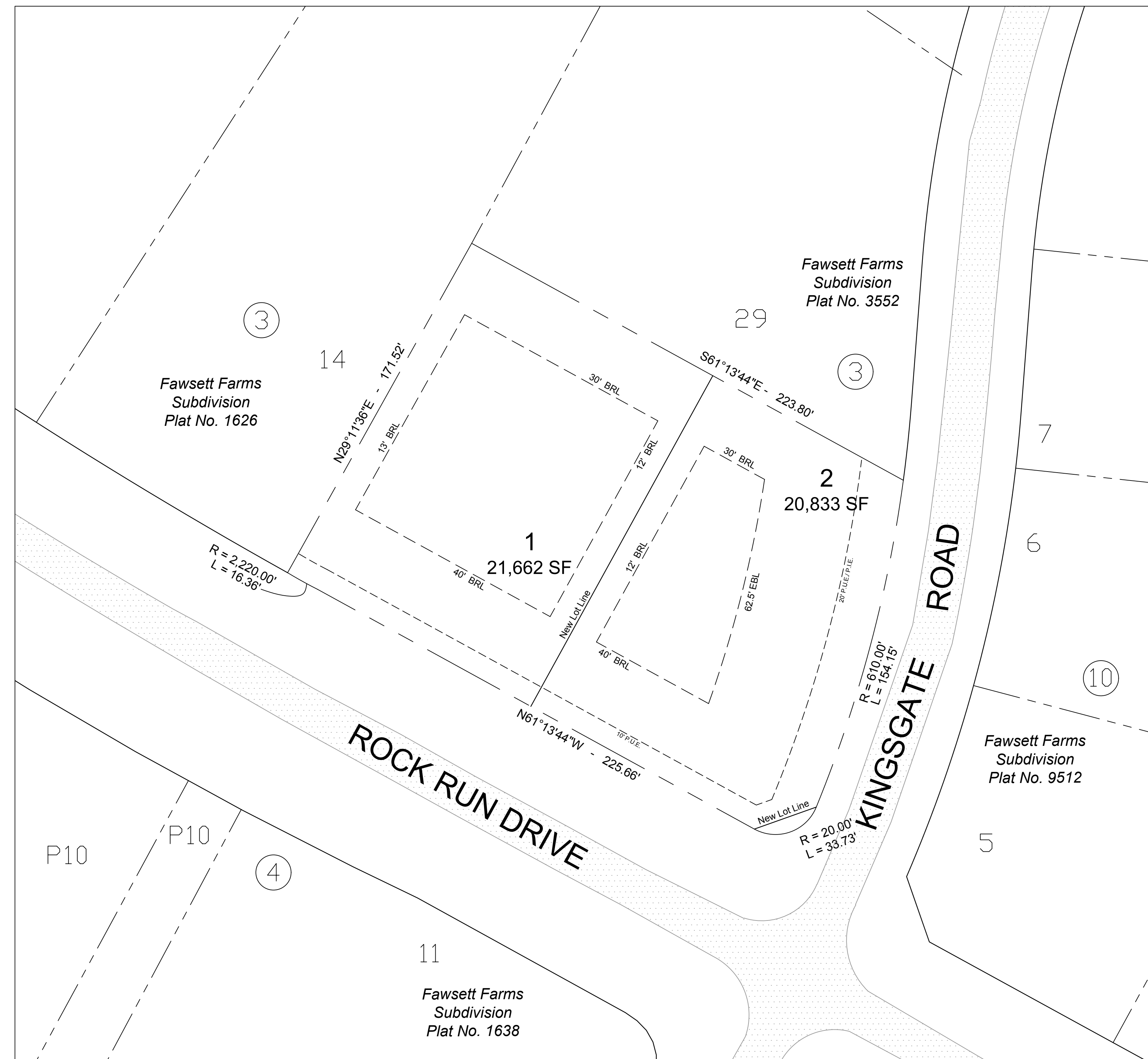
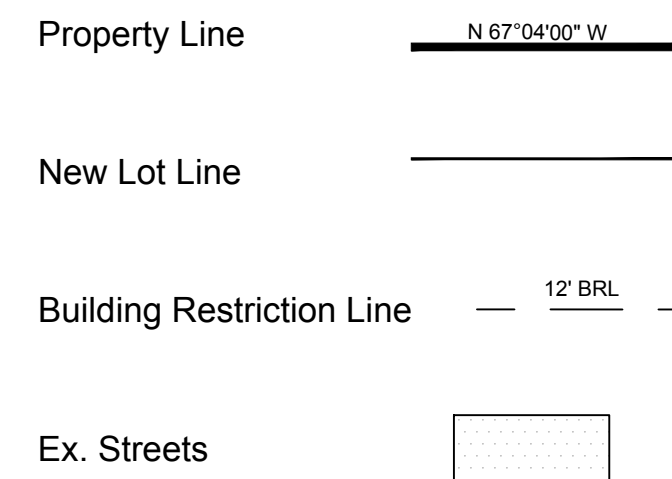
SCALE: 1"=100'

OCTOBER, 1953


MADDOX & HOPKINS
CIVIL ENGINEERS
SILVER SPRING, MD.

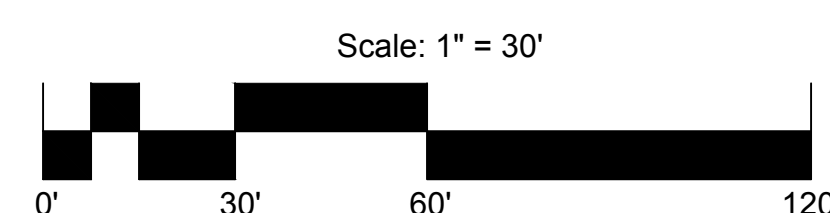
Fawsett Farms - Administrative Subdivision Plan No. 620220030

1. Cover Sheet / Lot Diagram
2. Approval Letters & Planning Board Resolution (Reserved)
3. Administrative Subdivision Plan
4. Final Forest Conservation Plan 1 of 2
5. Final Forest Conservation Plan 2 of 2

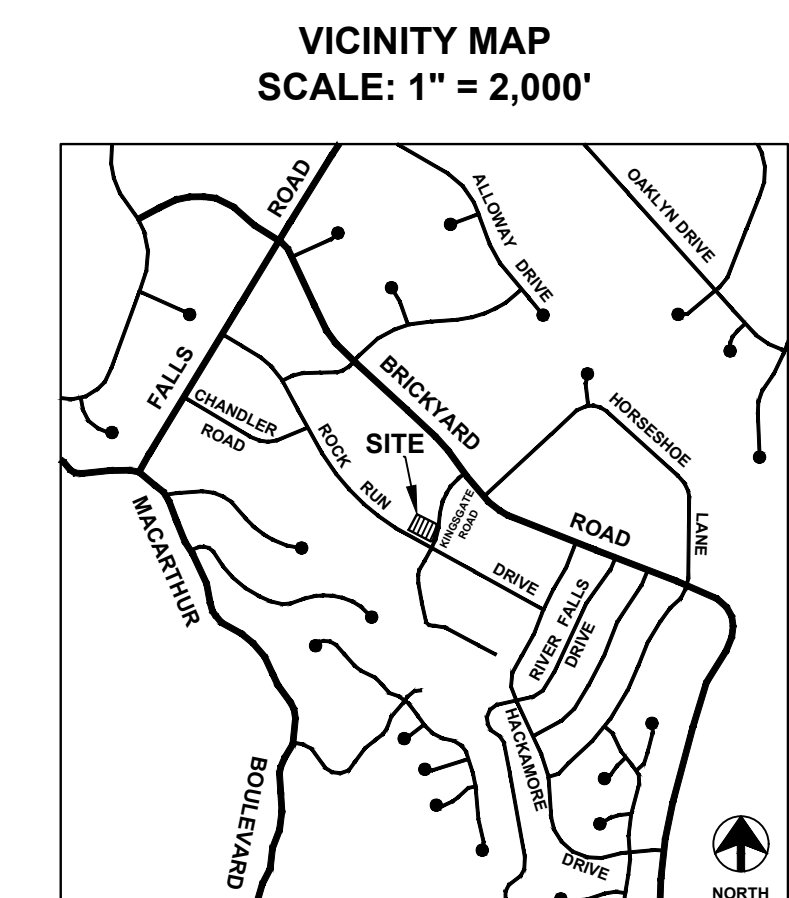
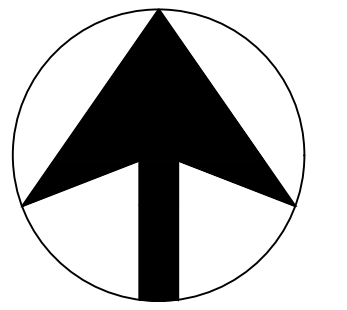


Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

	01-07-2022	10-21-2022
Signature	Date	Exp. Date



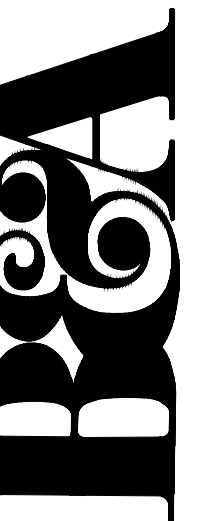
PREPARED FOR:
10701 ROCKRUN 2021 LLC
c/o Dinesh Jain
6116 Executive Boulevard - Suite 750
N. Bethesda, MD 20852
(301)251-0001
dj@classicmd.net

[illegible]

date: 01/07/2022

scale: 1" = 30'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



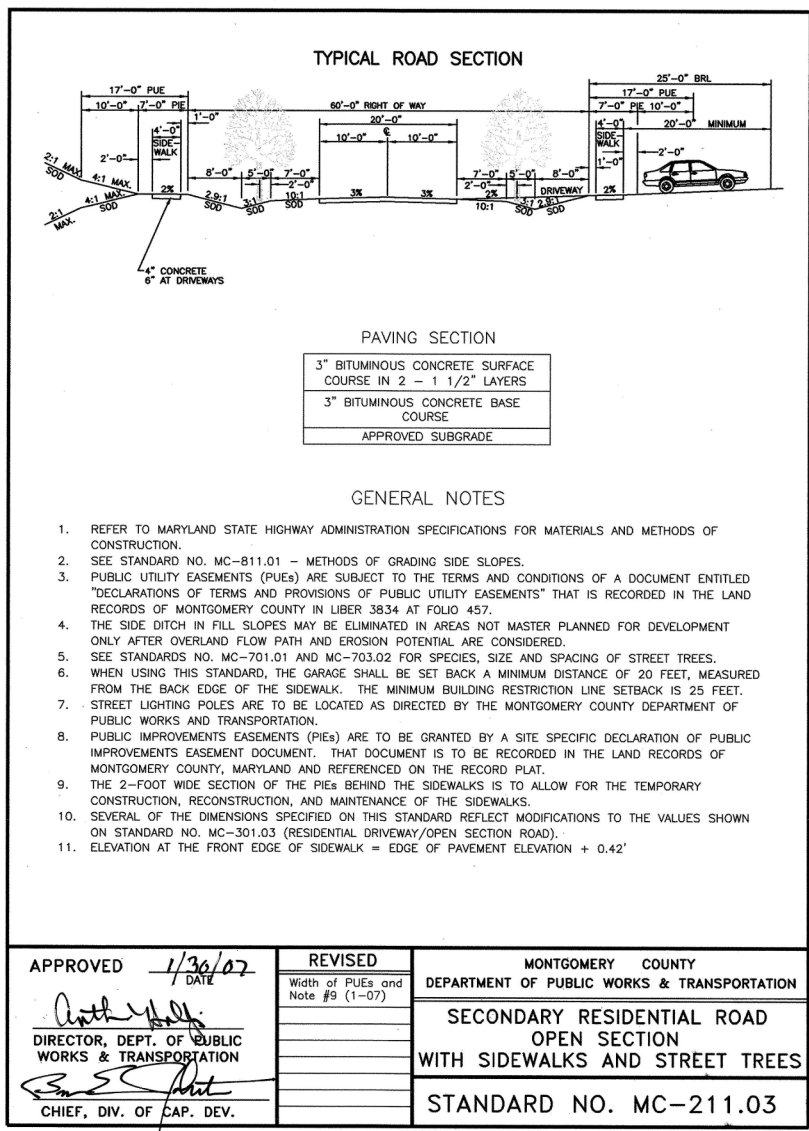
ADMINISTRATIVE SUBDIVISION PLAN
Fawcett Farms
Lot 30, Block 3 - 10701 Rock Run Drive
Montgomery County, Maryland

WSSC GRID 210NW11

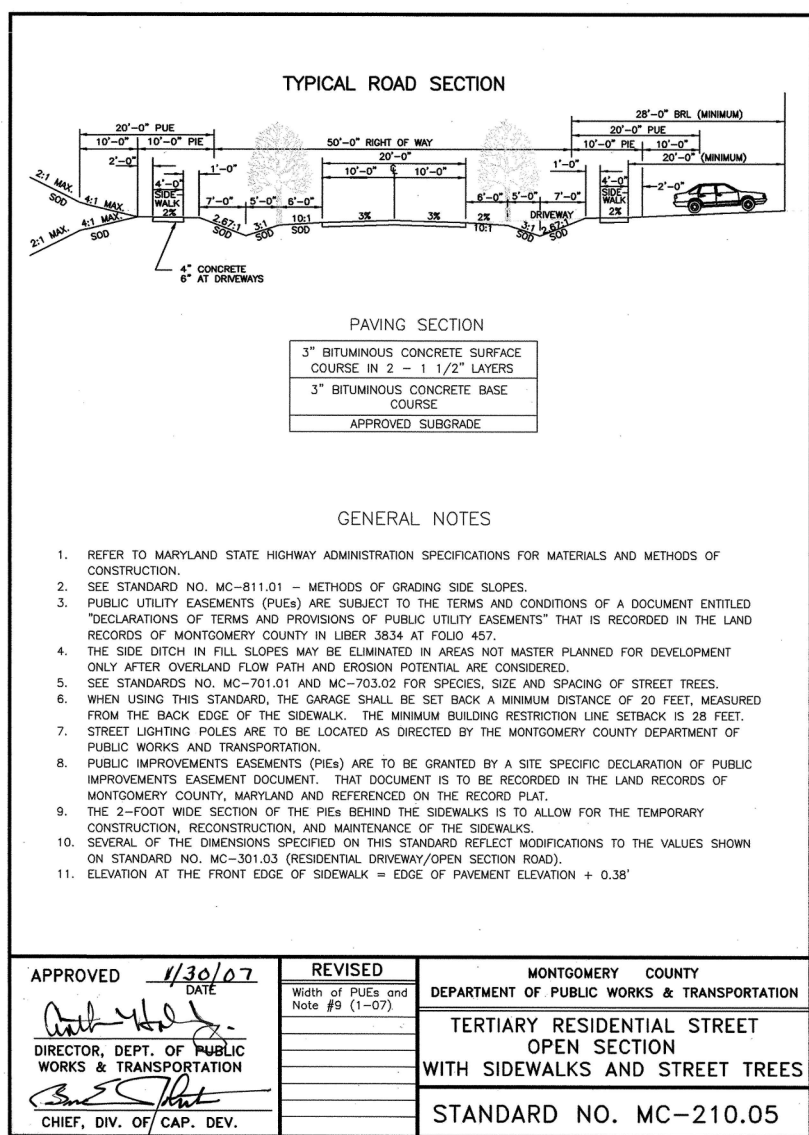
TAX MAP FN123

M-NCPPC FILE NO.
620220030

SHEET 1 OF 3



- NOTES:
1. This section is applicable to Rock Run Drive.
 2. The section is to be modified to provide a sidewalk 5-feet in width.
 3. The sidewalk is proposed to be porous concrete.



- NOTES:
1. This section is applicable to Kingsgate Road.
 2. The section is to be modified to provide a sidewalk 5-feet in width.
 3. The sidewalk is proposed to be porous concrete.

Note:
Unless specifically noted on this plan drawing or in the conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final location of buildings, structures and hardscape will be determined at the time of issuance of building permit(s) approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of approval.

Professional Certification:
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed landscape architect registered to practice in the State of Maryland.

Signature: [Signature] Date: 01-07-2022 Exp. Date: 10-21-2022



Surveyor's Certification:
I hereby certify that the property boundary shown hereon is based upon an actual survey and is shown accurately to my best knowledge and belief. I also certify that I am a professional land surveyor registered to practice in the State of Maryland.

Signature: [Signature] Date: 06-20-22 Exp. Date: [Blank]



Scale: 1" = 30'

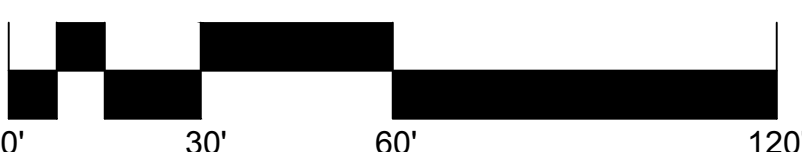
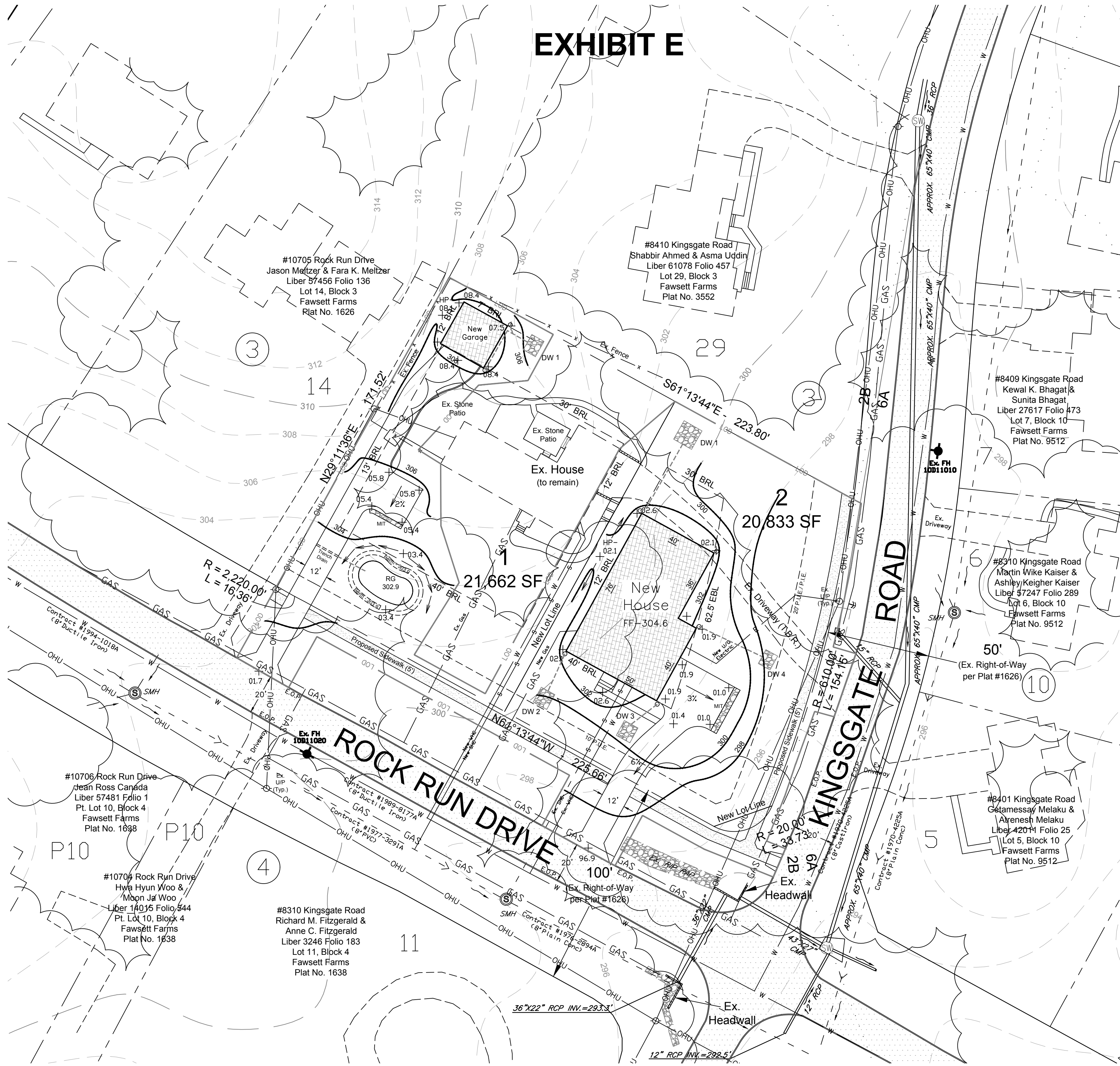


EXHIBIT E



*ZONING DATA NOTES:

1. Each lot will meet minimum lot areas and other dimensional requirements of the zone (no waivers); final lot areas, coverage maximums, and other dimensions to be determined at time of Record Plat.
2. The requirement of Section 59-4.4.1.A (Established Building Line) is applicable to Kingsgate Road. The established building line (EBL) for Kingsgate Road has been determined to be 62.5 feet based upon the locations of existing homes within 300 feet of the property along Kingsgate Road.
3. The EBL requirement of Section 59-4.4.1.A. is not applicable to Rock Run Drive for either lot based upon the following:
 - WSSC records indicate that the water line which exists in Rock Run Drive was installed on 04/19/1995
 - 3 houses exist within 300 feet of the western boundary of the subject property
 - 10705 Rock Run Drive was built in 2019
 - 10709 Rock Run Drive was built in 1971 (prior to public water)
 - 10715 Rock Run Drive was built in 1992 (prior to public water)
 - 10709 and 10715 are excluded from EBL determination per 59-4.4.1.A.3.a. (lots in the R-200 zone that are or were ever served by well or septic)
 - since only one building can be used to establish the building line (10705); the EBL does not apply
4. The maximum lot coverage is 20% multiplied by the square foot of lot area for lots 20,000 square feet or larger per Section 59-4.4.1.B (Residential Infill Compatibility).

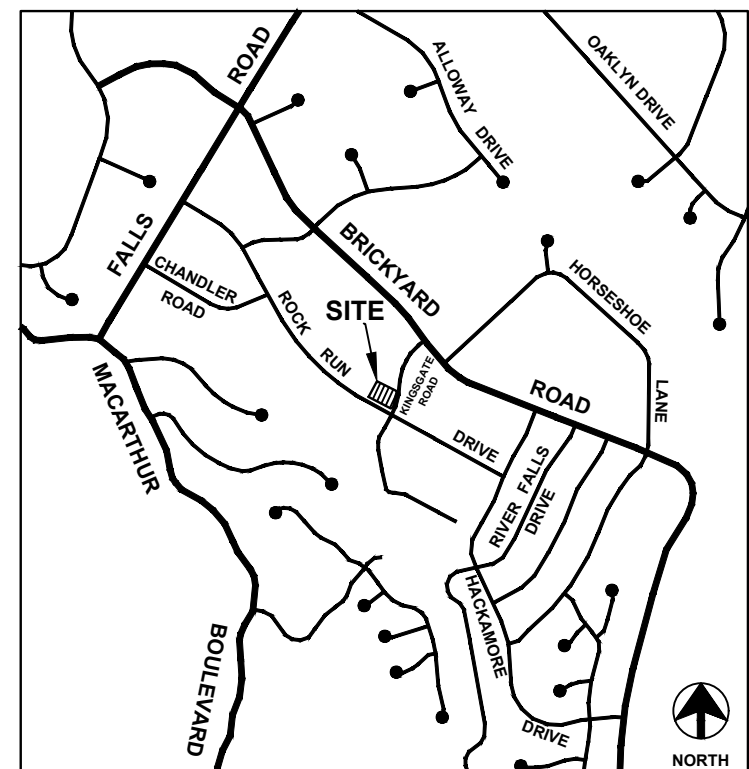
ZONING DATA TABLE*

ZONE: R-200	Req.	Lot 1	Lot 2
Lot Size	20,000 sf	21,662 sf	20,883 sf
Front Setback	40' or EBL	40'	62.5' / 40'
Side Setback	12' min./ 25' Total	12' / 25' Total	12' Per Plan
Rear Setback	30'	30'	30'
Building Height	40' Max.	Max. of 40'	Max. of 40'
Lot Coverage	20%	4,332 sf	4,176 sf
Lot Width @ Building Line	100'	125'	133'
Frontage	25'	126'	299'

LEGEND:

- Property Line
- New Buildings
- New Lot Line
- Sewer House Connection
- Water House Connection
- Ex. Contour
- Proposed Contour
- Building Restriction Line
- Limit of Disturbance
- Drywell
- Ex. Canopy
- Ex. Building
- Ex. Streets
- Porous Pavement (Public Sidewalk)
- Rain Garden

VICINITY MAP
SCALE: 1" = 2,000'

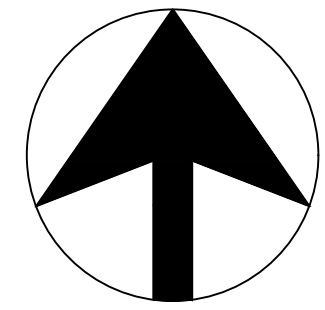


PREPARED FOR:
10701 ROCKRUN 2021 LLC
c/o Dinesh Jain
6116 Executive Boulevard - Suite 750
N. Bethesda, MD 20852
(301)251-2001
dj@classicmd.net

NOTES:

1. AREA OF PROPERTY - 42,545 SF
2. EXISTING ZONING - R-200
3. NUMBER OF LOTS PERMITTED - 2
4. NUMBER OF LOTS SHOWN - 2
5. AREA TO BE DEDICATED TO STREETS - 0 SF
6. SITE TO BE SERVED BY PUBLIC WATER AND SEWER.
7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
8. LOCATED IN POTOMAC RIVER DIRECT WATERSHED, USE CLASS IP.
9. UTILITIES TO BE PROVIDED BY: Washington Gas, Verizon, PEPCO
10. TOPOGRAPHIC DATA FROM M-NCPPC GIS MAP 210NW11
SUPPLEMENTED WITH SURVEY DATA PROVIDED BY POTOMAC VALLEY SURVEYS.

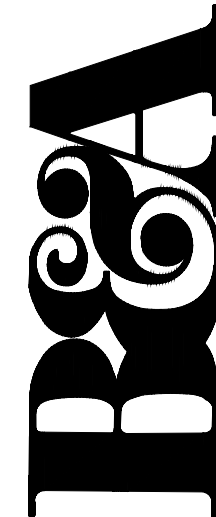
Revisions



date: 01/07/2022

scale: 1" = 30'

Benning & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301)948-0240



ADMINISTRATIVE SUBDIVISION PLAN
Fawcett Farms
Lot 30, Block 3 - 10701 Rock Run Drive
Montgomery County, Maryland

WSSC GRID 210NW11

TAX MAP FN123

M-NCPPC FILE NO.
620220030

SHEET 3 OF 3

Montgomery County Zoning

Date: 2/15/2022



Montgomery County
Planning Department
ITI Division



Account #	00867974
Address	10701 ROCK RUN DR POTOMAC, 20854
Zone	R-200
Overlay Zone	N/A
TDR Overlay Zone	N/A
Landuse	Single Family Detached
Parcel, Lot, Block	N/A, 30, 3
WSSC Grid	210NW11
Map Amendments	G-247 G-800 G-956

Parking District	N/A
CBD	N/A
Special Protection Area	N/A
Urban District	N/A
Enterprise Zone	N/A
Arts & Ent. District	N/A
Special Tax District	N/A
Legal Description	FAWSETT FARMS

Bike/Ped Priority Area	N/A
Urban Renewal Area	N/A
Metro Station Policy Area	N/A
Priority Funding Area	N/A
Septic Tier	Tier 1: Sewer existing
Municipality	N/A
Master Plan	POTOMAC SUBREGION 2002
Historic Site/District	N/A
Water/Sewer Categories	W-1/ S-1



1 inch = 450 feet



From: [CARF Board](#)
To: [MCP-Chair](#)
Date: Tuesday, June 14, 2022 10:36:37 PM

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

Dear Mr. Anderson - Please see the below correspondence related to the certain Public Notice related to Administrative Subdivision Plan Number 620220030. Please do not hesitate to contact us with any questions.

June 14, 2022

Chair Casey Anderson
Montgomery County Planning Board
2425 Reddie Drive
Wheaton, Maryland 20902

Re: Request for Delay of Consideration of Pending Application for Fawsett Farms Administrative Subdivision Plan No. 620220030

Dear Chair Anderson:

On behalf of the Civic Association of River Falls (CARF), I am writing to the Montgomery County Planning Board to express our concern regarding the pending application for Fawsett Farms Administrative Subdivision Plan No. 620220030, a plan to subdivide one lot into two lots for one existing and one new single-family detached dwelling unit at 10701 Rock Run Drive, in the north quadrant of Rock Run Drive and Kingsgate Road.

Our concern with the review and disposition of this application relates to the impact of the proposed development on the existing drainage infrastructure of the neighborhoods along Rock Run and the River Falls neighborhood. Severe flooding has impacted the River Falls Community in recent years, in part, from storm water drainage issues originating from the existing Rock Run drainage system. In response to the severe flooding that has occurred, the County commenced its current study and assessment of the drainage infrastructure in the neighborhoods along Rock Run and the River Falls neighborhood that contributed to that flooding. That study and assessment needs to be completed to determine the cause(s) and follow-on actions needed to address drainage and flooding issues in our neighborhood. The proposed development of the site will result in additional housing and hardscapes that are likely to result in water run-off that would contribute to the neighborhood drainage and flooding issues. Accordingly, we request that development on the above referenced site be delayed pending the completion of the County's drainage system study of this and the adjacent

River Falls storm drainage systems.

Specifically, the back-to-back major rainstorms of July 8 and August 6, 2019 seriously impacted parts of River Falls, with major flooding and significant property damage to homes and cars. One main area of concern is the route of water that flowed down Rock Run Drive onto the bike/pedestrian pathways that cut through Hackamore Drive, River Falls Drive, Coach Street and finally Horseshoe Lane, and spilled onto the RFCCA soccer fields, pool deck, clubhouse, and tennis courts. Many homes and several cars along this route, as well as the swimming pool and portions of the clubhouse, suffered serious damage. Other parts of River Falls severely impacted by the flooding include lower Hackamore Drive, Stable Lane and Little MacArthur Boulevard.

The Montgomery County Department of Transportation (MCDOT) Division of Highway Services, in response to requests from CARF and individual residents, conducted on-sight inspections of our neighborhood's drainage system in these areas on multiple occasions. As a result, they took action to clear pipes and address other immediate, short-term drainage issues.

In addition to these immediate actions, the MCDOT Division of Transportation Engineering is also working to address the issue with longer term actions. The Division of Transportation Engineering is in the process of conducting a comprehensive study of the neighborhood's drainage system infrastructure—first begun in 2016, following flooding that year that primarily affected Stable Lane, lower Hackamore Drive, and the green space between them.

Because of the magnitude of the areas impacted by the recent flooding, the County has hired a consultant to continue this study. This engineering firm is tasked with conducting a full Hydrologic and Hydraulic Study of all upstream and downstream areas impacted by the flooding, including both Rock Run and River Falls.

In response to CARF's request that the neighborhood be kept informed, MCDOT held an informative briefing on the study effort to our community on February 10, 2022. The Department estimates that it expects to provide a full progress report on their study's findings and recommendations in the near future.

Accordingly, the Civic Association of River Falls strongly urges the Montgomery County Planning Board to delay proceeding with review and disposition of the aforementioned application and any proposed development of this lot until completion of the County's drainage study for the Rock Run/River Falls area. By doing so, our community can be assured that consideration of the proposed development of the identified lot in this area of Rock Run will be undertaken consistent with the findings of the County's flood study, and on a coordinated basis with any flood and storm drainage mitigation projects that are included in the study's recommended actions.

The County's on-going storm water drainage system study efforts on behalf of our River Falls community are essential to addressing and resolving the flooding issues in our neighborhood and for the reasons cited above, we appreciate your consideration of our

position to delay approval of the pending application for Fawsett Farms Administrative Subdivision Plan No. 620220030.

If we can be of assistance in providing further information, please do not hesitate to contact us.

Sincerely,

Eugene M. Ebner
President, Civic Association of River Falls
7413 River Falls Drive
Potomac, Maryland 20854