

**From:** [Charles County Government](#)  
**To:** [Public Record](#)  
**Subject:** \*NEW SUBMISSION\* 5/14/2024 - Proposed Amendment to Indenture - Docket 250, Villages at Swan Point  
**Date:** Tuesday, May 14, 2024 3:41:47 PM

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**5/14/2024 - Proposed Amendment to Indenture - Docket 250, Villages at Swan Point**

**Submission #:** 3203183  
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**Public Hearing Comment Form**

**Questions or More Information 240-776-6709**

**Name**

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**Are you:**

Against Topic

**Comment**

As an owner of 2 homes within Swan Point I am not opposed to the construction of the Villages. However, I am deeply concerned about a few items within the amendment to Docket 250. Swan Point is a very special place. Swan Point is regarded as a unique housing area located along the Potomac within a vibrant eco-system full of wildlife and conservation area. It is why people like living here. Developing the land should have strict requirements in-place to preserve its unique environment. Item 4. Swan Point HOA has very specific terminology use of 25% "impervious surface" use of each lot. I understand changing this to "lot coverage" helps in multi unit construction, however, water run-off and storm drainage issues have become a major cost item for the residence due to poor planning by the developer. Each home owner is being special assessed for the repair of the failed existing storm

water run-off system. We DO NOT want to make that mistake again. The state of Maryland and the Chesapeake Bay foundation have strict statutes for storm water management. MD legal statutes MUST be adhered to when planning and building structures. Item#5. It is for this reason that I am in STRICT OPPOSITION to item #5 of this amendment. There SHOULD NOT be any "conceptual" requirements as it relates to Stormwater Management Plans. All Stormwater management planning MUST BE "complete" accurate, and fully comply with the State of Maryland Statutes. Designing and planning in a conceptual manner is NOT acceptable for the Swan Point community. Storm water management design and construction must fully, and COMPLETELY comply with the State of Maryland statues and have the approval of the Chesapeake Bay foundation. Any attempt to violate these plans, cut corners, or act in a manner as "sound practices" within a conceptual framework shall be STRICTLY FORBIDDEN. Item 7. I OPPOSE. This will burden the use of existing pool area. BROOKFIELD should build new pool for new area.

**Upload File(s)**

Thank you,  
**Charles County, MD**

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