

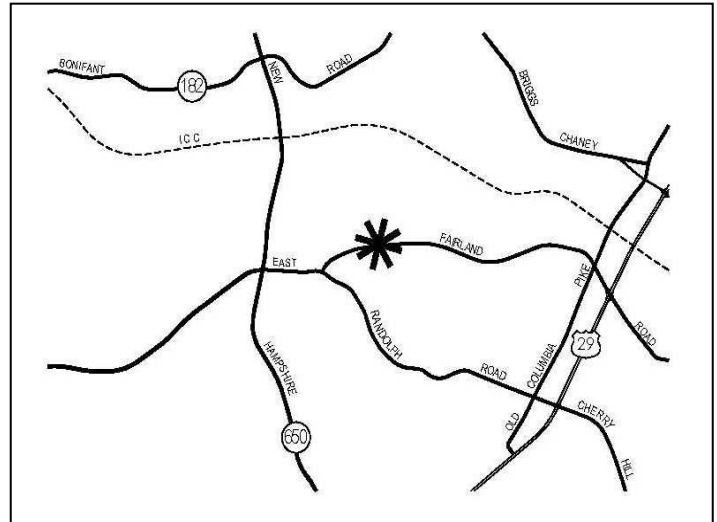


Preliminary/Final Water Quality Plan No. S-2818, Twin Farms Club, Inc./T-Mobile Northeast LLC & Twin Farms Swim Club

- AVL Amy Lindsey, Senior Planner, Area 2 Planning Division, amy.lindsey@montgomeryplanning.org, 301.495.2189
- Khalid Afzal, Team Leader, Area 2 Planning Division, khalid.afzal@montgomeryplanning.org, 301.495.4650
- Glenn Kreger, Acting Chief, Area 2 Planning Division

description

- 1200 Fairland Road, Silver Spring, MD 20904
- 3.72 acres zone R-200 in the White Oak Master Plan
- Applicant is proposing to construct and operate a wireless telecommunications tower at an existing swim club. The Planning Board, per Section 19-62(b) of the Montgomery County Code, must review and approve specific elements of a Water Quality Plan for the proposed special exception.



summary

Staff recommends **approval with conditions**. Staff's analysis addresses the following issues.

- Compliance with Montgomery County Code, Chapter 19, Article V. Water Quality Review in Special Protection Areas; Montgomery County Council Resolution 13-215 designating the Upper Paint Branch Special Protection Area.
 - Impervious area decrease from 34.1% to 33.8%.
 - No environmental buffer impacts.
- Exempt from the requirements of submitting a Forest Conservation Plan.

conditions

1. Total impervious surfaces within the SPA will be no more than 33.8%, as shown on the *Impervious Surface Plan Portion of the SPA Water Quality Plan* submitted on August 24, 2011. Any modifications to these plans which increase site imperviousness may require a revision to the SPA Water Quality Plan and a Planning Board approval.
2. Applicant will conform to the conditions as stated in Montgomery County Department of Permitting Services (DPS) Water Quality Plan approval letter dated April 12, 2011.

discussion

The subject property contains a special exception use for a community swimming pool. The applicant has requested, and was granted, an administrative modification by the Board of Appeals to include this use under one site plan for both special exceptions. An administrative modification is reviewed by the Board of Appeals if it determines that the additional request does not substantially change the nature, character or intensity of the special exception, nor negatively affect the traffic or the immediate neighborhood. Additionally, due to recent County policy accommodating a Federal Communications Commission declaratory ruling that accelerates telecommunication facility review periods, the telecommunications tower special exceptions will not be reviewed by the Planning Board. However, the Planning Board still has approval authority over Water Quality Plans. This memorandum covers staff's review and recommendations on the Special Protection Area (SPA) combined Preliminary and Final Water Quality Plan. The Board's actions on Water Quality Plans, pursuant to Chapter 19 of the County Code, are regulatory and binding.



project description

Twin Farms Swim Club is located at 1200 Fairland Road in Silver Spring, within the White Oak Master Plan. The property is zoned R-200 and is currently used as a swim club. It is improved with two swimming pools, associated bath house and pool pad, tennis courts, basketball court, picnic area, parking area, and sidewalks. The property is in the Main Stem of the Upper Paint Branch watershed within the Upper Paint Branch Special Protection Area (SPA) and its Environmental Overlay Zone. There is 0.33 acres of forest but no streams, wetlands, or environmental buffers.

Total disturbance associated with this project will be approximately 4,012 square feet. The proposed tower will add approximately 135 square feet of impervious surface, but 706 square feet of impervious surface will be removed in compensation. The property is exempt from the requirements of submitting a Forest Conservation Plan because it qualifies as a modification to an existing developed property (Natural Resource Inventory/Forest Stand Delineation #42009174E). The proposed development does not:

1. Remove more than 5000 square feet of forest;
2. Does not affect any forest in a stream buffer; and
3. Does not require a subdivision plan.

special exception history

Twin Farms Swim Club is an existing facility that was initially granted the special exception use in March 1958, by Board of Appeals Case No. 605. It was amended in August 1962, as Board of Appeals Case No.

1280, and in January 1975, as S-390. All previous approvals by the Board of Appeals occurred prior to the creation of the Upper Paint Branch SPA in 1995. The property currently has 55,280 square feet of impervious surface or 34.1% of the property.

upper paint branch special protection area

The Upper Paint Branch (UPB) has been identified as a significant resource to Montgomery County and the State of Maryland. The watershed is classified as MD Use III waters, a designation reserved for waters that have conditions that are capable of supporting, or do currently support, natural trout populations. The UPB supports the longest occurring, naturally reproducing brown trout population in the County. The UPB is one of a few areas within the County that have been identified as a significant resource in need of a greater level of protection than that provided by other means (i.e., forest conservation law) in order to protect the sensitive resource. Since 1997, the UPB has been consistently protected with some level of impervious surface restriction. From 1981 to the present time, M-NCPPC and multi-agency workgroups have studied and recommended protection measures for this watershed:

- 1981 – Eastern Montgomery County Master Plan down-zoned land to lower densities and established performance criteria

- 1995 – Watershed designated as a Special Protection Area

- 1996 – Limited Master Plan Amendment expanded park acquisition in the SPA

- 1997 – Environmental Overlay Zone adopted with a 10% impervious limit for new development

- 2007 – Overlay Zone amended to lower impervious limit from 10% to 8%

upper paint branch SPA environmental overlay zone

Section 59-C-18.152 of the Environmental Overlay Zone specifies the restrictions for impervious surfaces for a development application in the SPA. Section 59-C-18.152(a)(1) states:

“Any development must not result in more than 8 percent impervious surface of the total area under application for development.

- (A) Any impervious surface lawfully existing pursuant to a building permit issued before July 31, 2007 that exceeds the 8 percent restriction, may continue or be reconstructed under the development standards in effect when the building permit was issued.
- (B) Any impervious surface which results from construction pursuant to a building permit may be constructed or be reconstructed under the development standards in effect on July 31, 2007 if:
 - (i) the building permit application was pending before the Department of Permitting Services on July 31, 2007, or
 - (ii) the building permit is for a lot in a subdivision approved before July 31, 2007, if the subdivision was approved for fewer than 20 housing units.
- (C) Any expansion of an impervious surface above the 8 percent restriction is not allowed, except in accordance with the waiver provisions of Subsection (a) (2) or as provided under Subsection (a)(1)(D).
- (D) Any impervious surface resulting from an addition or accessory structure to an existing one-family residential dwelling must not be counted against any calculation of the 8 percent impervious surface restriction.”

Analysis

As part of the requirements of the Special Protection Area law, a SPA Water Quality Plan should be reviewed in conjunction with a special exception¹. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a Water Quality Plan. DPS has reviewed and conditionally approved the elements of the Preliminary/Final Water Quality Plan under its purview. The Planning Board responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and site imperviousness limits have been satisfied.

imperviousness

Impervious surface restrictions for development projects in the Upper Paint Branch SPA are set forth in Section 59-C-18.152 of the Environmental Overlay Zone. The Environmental Overlay Zone has an 8% imperviousness limit for new projects. The existing site has 55,280 square feet of existing impervious surfaces, or about 34.1%. This includes the existing pools, bath house and pool pad, tennis courts, basketball court, picnic area, parking area, and sidewalks.

The proposed project will add an additional 135 square feet of impervious surface for construction of the proposed cell tower compound. However, 706 square feet of imperviousness will be removed to compensate for this additional amount. The applicant is proposing to remove the concrete and restore the soil subsurface of an existing picnic area. The resulting impervious area on the property is 54,709 square feet, or about 33.8%. While the proposed project still has an impervious level that exceeds the 8% required under Section 59-C-18.152 of the Environmental Overlay Zone, under Section 59-C-18.152(a)(1) the Environmental Overlay Zone allows for existing impervious surfaces that exceed the 8 percent limit to remain or be reconstructed. The proposed project will actually reduce the impervious area by 571 square feet, or about 0.3%. Therefore, the project conforms to the Environmental Overlay Zone provisions for imperviousness.

environmental buffers

The proposed project conforms to the Environmental Overlay Zone provisions for environmental buffer protection since it will not affect any environmental buffers.

SPA forest conservation and planting requirements

The property is exempt from the requirements of submitting a forest conservation plan because it qualifies as a modification to an existing developed property, as per Natural Resource Inventory/Forest Stand Delineation #42009174E. Therefore the project conforms to SPA forest conservation and planting requirements.

montgomery county department of permitting services (DPS) special protection area review elements

DPS has reviewed and conditionally approved the elements of the SPA water quality plan under its purview. A summary is provided below, with the full document attached (Attachment 2).

site performance goals

As part of the Water Quality Plan, the following performance goal was established for the site:

- Minimize the loss of sediment from the site during construction.

¹ Section 19-62 (b) of the Montgomery County Code states that a Water Quality Plan is required when land disturbing activity is proposed and approval of a special exception is required on privately owned property within the SPA.

sediment and erosion control and stormwater management

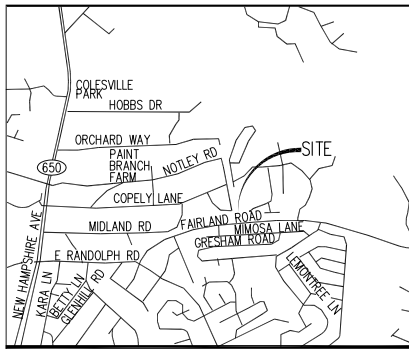
The total disturbed area and amount of earth movement is below the threshold necessary to require sediment control permits, so no sediment control permits or stormwater management controls are required by DPS.

monitoring of best management practices

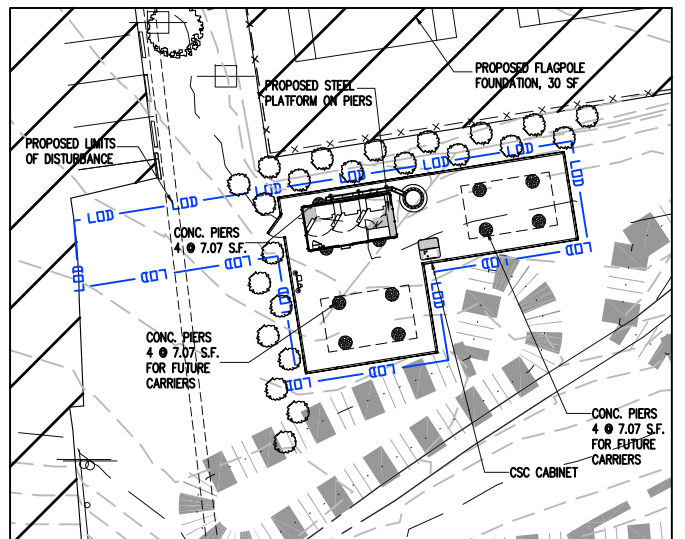
Stormwater monitoring is not required for this project.

attachments

1. Impervious Surface Plan Portion of the SPA Water Quality Plan, submitted on August 24, 2011
2. Department of Permitting Services Water Quality Plan approval letter, dated April 12, 2011



VICINITY MAP
SCALE: 1"=2000'
SOURCE: GOOGLE MAP



ENLARGED PLAN
SCALE: 1"=20'-0"

NOTES:

1. THE SURFACE MATERIAL COVERING THE GROUND IN THE COMPOUND AREA WILL BE NON-COMPACTED GRAVEL, AND THERE WILL BE NO SURFACE OR SUBGRADE INSTALLATION INVOLVING COMPACTION OF MATERIALS EXCEPT FOR AREAS WHERE THERE ARE IMPERVIOUS SURFACES.
2. UTILITIES FOR THE SITE WILL BE PROVIDED OVERHEAD.

FSD NARRATIVE

STAND A
STAND A IS LOCATED ON THE WESTERN BORDER OF THE PROPERTY, IN THE NORTHERN CORNER ADJACENT TO THE POOL. A MAJORITY OF STAND A IS LOCATED ON THE ADJACENT PROPERTY. THERE IS ONLY 0.33 AC OF STAND A LOCATED ON THE PROPERTY. THE STAND IS DOMINATED BY 20-29' TULIP POPLAR AND WHITE OAK. THIS MID-SUCCESSIONAL UPLAND FOREST CONTAINS IMMATURE CANOPY SPECIES IN THE UNDERSTORY LAYER. ENGLISH IVY, GREENBRIAR, POISON IVY, JAPANESE HONEYSUCKLE, AND PERIWINKLE DOMINATE THE HERBACEOUS LAYER. THERE ARE FIVE SPECIMEN TREES IN STAND A (BOTH ON AND OFF THE PROPERTY). DUE TO THE LIMITED AMOUNT OF STAND A THAT IS LOCATED ON THE PROPERTY RETENTION PRIORITY FOR THIS STAND IS LOW.

TREE GROUP 1
TREE GROUP 1 IS LOCATED IN THE NORTHEAST CORNER OF THE PROPERTY AND LIES ADJACENT TO AN OFF-SITE STAND OF MAPLES, OAKS AND POPLARS. THIS 0.18 AC GROUP OF 12-19' PINES APPEARS TO BE PLANTED ABOUT 15-20 YEARS AGO AS A LANDSCAPE BUFFER TO THE SURROUNDING PROPERTIES. THIS AREA IS STARTING TO DEVELOP AN HERBACEOUS LAYER (MOSTLY GREENBRIAR) AND COULD QUALIFY AS A FOREST STAND IF ALLOWED TO NATURALLY REGENERATE AND DEVELOP SOME DIVERSITY OVER THE NEXT COUPLE YEARS. RETENTION OF THIS AREA IS MODERATE DUE TO THE BUFFER THE PINES ARE PROVIDING.

TREE GROUP 2
TREE GROUP 2 IS LOCATED SOUTH OF THE TENNIS COURTS AND LOCATED ALONG A SMALL DRAINAGE SWALE. THERE ARE APPROXIMATELY 10-15 TREES IN AN AREA OF 0.06 AC. THE GROUP IS COMPOSED OF MULBERRY, TULIP POPLAR AND BIRCH A MAJORITY OF WHICH ARE 6-11.9'. THE AREA AROUND THE TREES IS FAIRLY WELL MAINTAINED, BUT THERE IS A SCATTERED HERBACEOUS LAYER (MOSTLY GREENBRIAR). THE TWO SECTIONS OF THE GROUPING ARE DIVIDED BY A SMALL PATH OF MAINTAINED GRASS. THIS TREE GROUP IS PROVIDING LITTLE BENEFIT TO THE SURROUNDING ENVIRONMENT AND IS NOT AESTHETICALLY PLEASING; THEREFORE RETENTION OF THIS AREA IS LOW.

TREE GROUP 3
TREE GROUP 3 IS ALSO A 0.04 AC GROUP OF PINES LOCATED NORTH OF THE BASKETBALL COURT, ALONG THE PARKING LOT. THIS AREA IS WELL MAINTAINED AND THE 12-19' PINES APPEAR TO BE IN GOOD CONDITION. DUE TO THE FACT THAT THESE TREES WERE PLANTED IT IS PRESUMED THAT THEY ARE IN A DESIRABLE LOCATION AND THEREFORE THERE RETENTION IS AT LEAST MODERATE.

TREE GROUP 4
TREE GROUP 4 (0.01 AC), LOCATED ON THE NORTHERN BOUNDARY OF THE PROPERTY, IS VERY SIMILAR TO TREE GROUP 1 AND A LITTLE MORE EVIDENT THAN TREE GROUP 3. HOWEVER THESE PINES ARE LESS DENSE AND MAINTENANCE UNDER THE TREES IS A LITTLE MORE EVIDENT. THERE IS LITTLE TO NO UNDERSTORY OR HERBACEOUS LAYER. THE PINES ARE IN THE 12-19' CLASS AND APPEAR TO BE IN GOOD CONDITION. THESE TREES ARE ALSO PROVIDING A BUFFER TO THE NEIGHBORING PROPERTY AND THEREFORE HAVE A MODERATE RETENTION VALUE.

HEDGEROW 1
HEDGEROW 1 IS LOCATED IN AN 0.13 AC AREA ON THE EASTERN BORDER THAT ACCUMULATES HYDROLOGY FROM THE SITE AND RETAINS IT FOR A BRIEF AMOUNT OF TIME. THE INCREASED AMOUNT OF HYDROLOGY HAS ENCOURAGED THE GROWTH OF 6-11.9' ASH TREES AND THOSE ARE SURROUNDED BY A COMPOSITION OF TREES, SHRUBS, AND PLANTS SIMILAR TO THOSE OF STAND A. THIS AREA IS MORE NATURAL THAN THE PLANTED TREE GROUPS AND HAS DEVELOPED SOME STRUCTURE. WHILE THIS AREA DOES NOT QUALIFY AS A WETLAND IT IS PROVIDING FUNCTIONS AND VALUES THAT ARE BENEFICIAL TO THE SURROUNDING ENVIRONMENT AND THEREFORE THE RETENTION VALUE OF THIS AREA IS MODERATE.

HEDGEROW 2
HEDGEROW 2 IS LOCATED IN THE SOUTH EAST CORNER OF THE PROPERTY. THIS 0.13 AC AREA IS A MIX OF PLANTED 12-19' PINES AND A MIX OF PIONEER SPECIES IN THE UNDERSTORY AND HERBACEOUS LAYER (INCLUDING IMMATURE TULIP POPLAR, OAKS, GREENBRIAR, POISON IVY, ETC.). UNLIKE THE TREE GROUPS THIS AREA RECEIVES LITTLE TO NO MAINTENANCE AND IS FURTHER ALONG IN REGENERATIVE PROCESS. THIS AREA IS PROVIDING A SMALL BUFFER TO THE NEIGHBORING DEVELOPMENT AND THEREFORE CAN BE CONSIDERED TO HAVE A LOW-MODERATE RETENTION PRIORITY.

HEDGEROW 3
HEDGEROW 3 IS LOCATED ON THE SOUTH BORDER OF THE PROPERTY. THIS 0.16 AC AREA IS VERY SIMILAR TO HEDGEROW 2, EXCEPT THE FEW TULIP POPLARS HAVE REACHED MATURITY. THIS AREA IS ONLY PROVIDING A BUFFER TO FAIRLAND ROAD AND THEREFORE IS CONSIDERED TO HAVE A LOW RETENTION PRIORITY.

STAND SUMMARY TABLE

STAND	FOREST TYPE	DOMINANT SIZE CLASS	DOMINANT TREE SPECIES	DOMINANT CANOPY TREES	# TREES PER ACRE	# DEAD TREES/ACRE	COMMON UNDERSTORY TREES	FOREST STRUCTURE VALUE	% CANOPY COVERAGE	% UNDERSTORY COVERAGE	% HERBACEOUS COVERAGE	% DOWNED WOODY MATERIAL	% INVASIVE SPECIES
A	WOODED UPLAND	20-29.9'	TULIP POPLAR AND WHITE OAK	TULIP POPLAR AND WHITE OAK	160	0	OAKS, QUMS, POLARS AND BLACK CHERRY	15	60	65	65	55	25

SOIL ANALYSIS

SYMBOL	SOIL	K VALUE	HYDRIC
2B	GLENELG SILT LOAM	0.32	NO
2C	GLENELG SILT LOAM	0.32	NO

SOIL INFORMATION OBTAINED FROM NRCS WEB SOIL SURVEY.

WATER QUALITY PLAN

SCALE: 1"=40'-0"

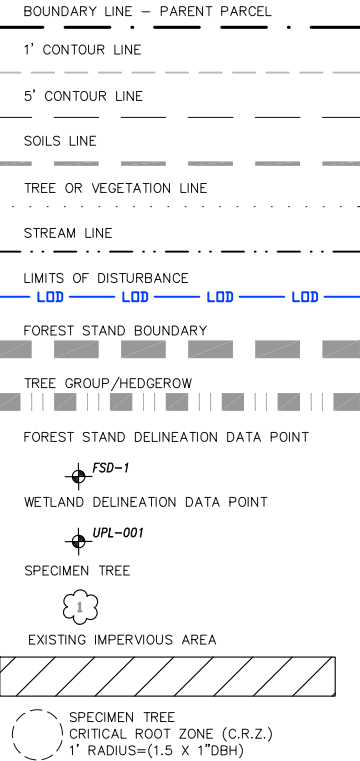
IMPERVIOUS SURFACE	EXISTING (SF)	PROPOSED TO BE REMOVED (SF)	PROPOSED TO BE ADDED (SF)
BUILDING(S) AND AND STRUCTURES:			
BATH HOUSE	1,844		
COVERED PATIO	650		
SHED	50		
PAVED AREAS (ASPHALT & CONCRETE)			
SIDEWALKS	847		
DRIVEWAY	9,429		
PARKING AREAS	8,101		
OTHER AREAS (COMPACTED GRAVEL, DIRT, ETC.) USED FOR PARKING OR REGULAR ACCESS FOR MOTOR VEHICLES			
RECREATIONAL AREAS:			
TENNIS COURTS	12,978		
BASKETBALL COURT	1,168		
CONCRETE PICNIC AREA	706	706	
POOLS, PONDS AND FOUNTAINS			
POOL 1	4,340		
POOL 2 (KIDDY POOL)	521		
POOL PAD	14,646		
PROPOSED FEATURES:			
TELECOMMUNICATIONS			
PIERS FOR PLATFORM			28
CONCR. FOOTINGS (TOWER)			29
FUTURE PLATFORM PIERS			57
CSC/TELCO PLATFORM			21

FSD SITE STATISTICS

TOTAL PROPERTY AREA: 3.72 AC
 TOTAL FORESTED AREA ON PROPERTY: 0.33 AC
 STAND A: 0.33 AC
 TG 1: 0.18 AC
 TG 2: 0.06 AC
 TG 3: 0.04 AC
 TG 4: 0.01 AC
 HEDGE ROW 1: 0.13 AC
 HEDGE ROW 2: 0.13 AC
 HEDGE ROW 3: 0.16 AC

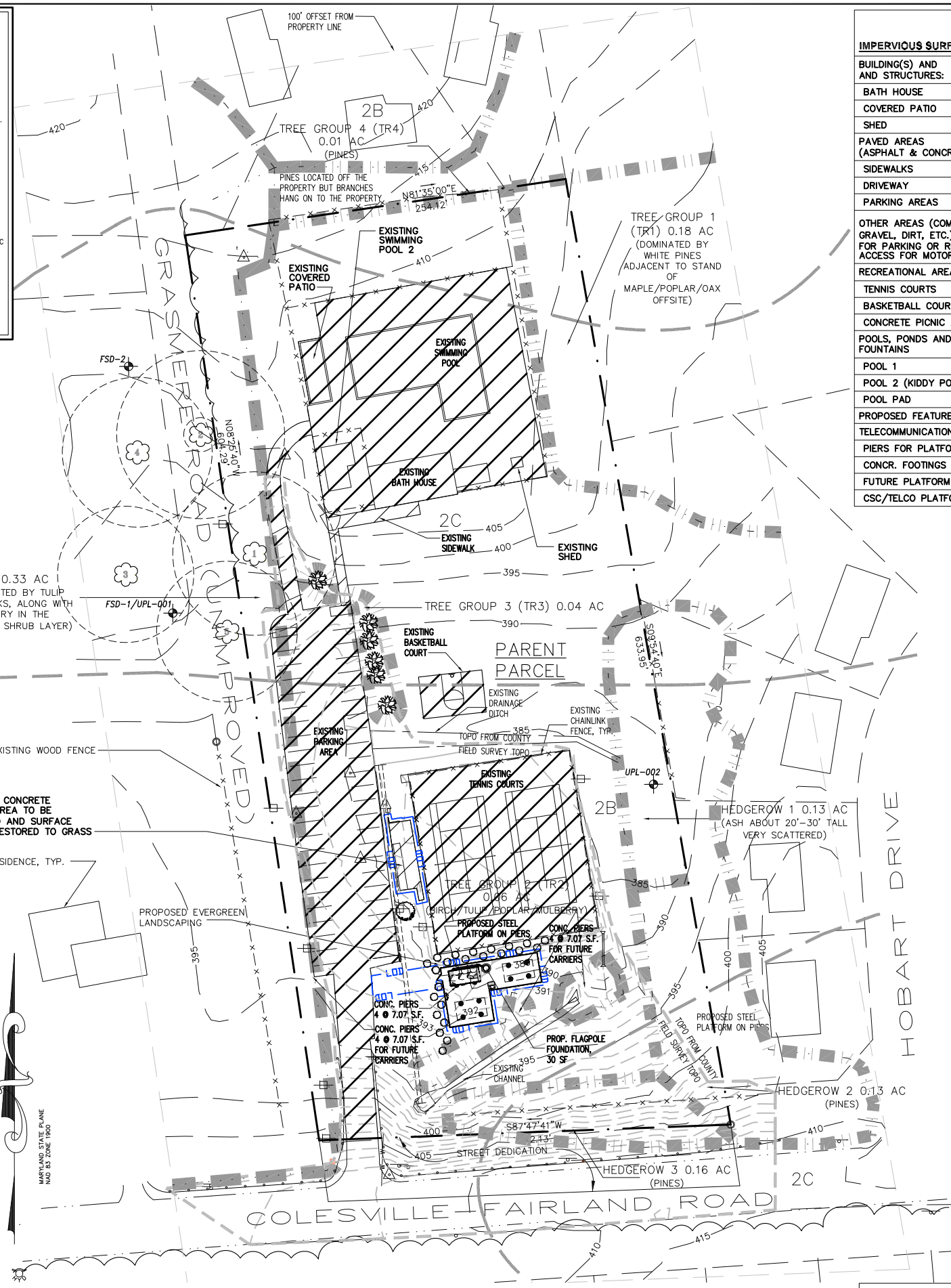
TOTAL DISTURBED FORESTED AREA: 0 AC
 TOTAL FORESTED AREA IN FLOODPLAIN: NONE
 100 YR FLOODPLAIN ON PROPERTY: 0 AC
 TOTAL DISTURBED AREA: 4,011 SF
 STREAM VALLEY BUFFER (SVB) AREA ON PROPERTY: 0 SF
 FOREST AREA WITHIN SVB ON PROPERTY: 0 SF

LINE TYPES & LEGEND



SPECIMEN TREES

NO.	TYPE	SPECIES NAME	CONDITIONS	DBH (INCHES)
ST-1	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD	36
ST-2	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD	37
ST-3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD	30
ST-4	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD	33
ST-5	TULIP POPLAR	LIRIODENDRON TULIPIFERA	GOOD	31



entrex
communication services, inc.

6600 Rockledge Drive, Suite 550
 BETHESDA, MD 20817
 PHONE: (202)408-0960
 FAX: (202)408-0961

SUBMITTALS

DATE	DESCRIPTION	REV.
06-30-08	ZONING REVIEW	A
08-06-08	FINAL ZONING	0
9-19-08	UPDATE ROAD & ANT.	1
02-13-09	UPDATE ZONING INFO	2
04-26-11	UPDATE EQUIPMENT	3
05-16-11	REVIEW COMMENTS	4
07-29-11	WATER QUALITY PLANS	5
08-18-11	WQP COMMENTS	6

SEAL:

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 17641, Expiration Date: 12/31/11

T-MOBILE NORTHEAST LLC

12050 BALTIMORE AVENUE
 BELTSVILLE, MD 20705
 PHONE: (240) 264-8600

PROJECT NO: 1042.585
 DESIGNER: R.S.
 ENGINEER: C.S.

SCALE:

 GRAPHIC SCALE IN INCHES

WAN286D
TWIN FARMS SWIM CLUB
 1200 FAIRLAND ROAD
 SILVER SPRING, MD 20904

TITLE:
IMPERVIOUS SURFACE PLAN PORTION OF THE SPA WATER QUALITY PLAN

SHEET NUMBER:
Z-7



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

April 12, 2011

Carla Reid
Director

Ms. Hillorie Morrison
Zoning Manager
Entrex Communication Services
6600 Rockledge Drive, #550
Bethesda, MD 21817

Montgomery County
RECEIVED

★ MAY 20 2011 ★

★
Planning Department

Re: **Preliminary/Final Water Quality Plan**
for T-Mobile Northeast LLC Tower
Projects
SM File #: 239838
Tract Size/Zone: NA
Total Concept Area: 0.26 acres (Total
for three projects)
Lots/Blocks: N/A
Parcel: P880, N806, P161
Watershed: Upper Paint Branch

SPECIAL PROTECTION AREA

Dear Ms. Morrison:

Based on a review by the Department of Permitting Services, the Preliminary/Final Water Quality Plan (PFWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream valley buffer encroachments.

Site Descriptions: There are three project locations for this application.

1. WAN233 - This project is located at 14911 Good Hope Road. This proposal is for the construction of a T-Mobile communications tower and associated foundation. Total disturbance associated with this project will be approximately 2,860 square feet. This site is tributary to the Gum Springs tributary of the Upper Paint Branch. This watershed has been designated as a Special Protection Area.
2. WAN286 - This project is located at 1200 Fairland Road. This proposal is for the construction of a T-Mobile communications tower and associated foundation. Total disturbance associated with this project will be approximately 4,012 square feet. This site is located within the Main Stem of the Upper Paint Branch. This watershed has been designated as a Special Protection Area.
3. WAN291 - This project is located at 2815 Cabin Creek Drive. This proposal is for the construction of a T-Mobile communications tower and associated foundation. Total disturbance associated with this project will be approximately 4,640 square feet. This site is tributary to the Right Fork tributary of the Upper Paint Branch. This watershed has been designated as a Special Protection Area.

Sediment Control: The total disturbed area and amount of earth movement for each project is below the threshold necessary to require sediment control permits. Therefore, as long as the projects proceed within the limits herein established, no sediment control permits are required.

Stormwater Management: Since the total disturbed area for each project is below the threshold necessary to require a sediment control permit, there are no stormwater management requirements.

Performance Goals: The performance goal established at the pre-application meeting is to minimize the loss of sediment from the site during construction. It is to be met as specified in the Preliminary and Final Water Quality Plan.

Monitoring: Stormwater monitoring is not required for this project.

Conditions of Approval: The following condition applies to this Preliminary/Final Water Quality Plan approval:

The proposed amount of land disturbance for each project is less than 5,000 square feet of area. Therefore, sediment control permits are not required. By Code, when a site is exempt from sediment control requirements, it is also exempt from stormwater management requirements. The applicant must, however, strive to avoid offsite sedimentation. If offsite sedimentation occurs, or if the applicant exceeds 5,000 square feet of disturbance on any of the above referenced projects, a sediment control permit will be required and stormwater management will have to be addressed. This will require a formal revision of the Preliminary/Final Water Quality Plan followed by submission of detailed construction plans for review and approval prior to continuance of work on that project.

Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended Water Quality Plan requirements.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at (240) 777-6338.

Sincerely,


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:lla:CN239838

cc: C. Conlon (MNCPPC-DR)
C. Bunnag (MNCPPC-ED)
R. Gauza (MCDEP)
SM File # 232578

Qn: NA
Ql: NA
Recharge is not provided on-site