

Item #13

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

**DATE:** October 26, 2001

**TO:** Montgomery County Planning Board

**FROM:** A. Malcolm Shaneman  
Planning Department  
(301) 495-4587

**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for November 01, 2001.

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Attached are copies of plan drawings for Items #12, #13, #14, #15. These subdivision items are scheduled for Planning Board consideration on November 01, 2001. The items are further identified as follows:

Agenda Item #12 - Preliminary Plan 1-02004  
Cabin John

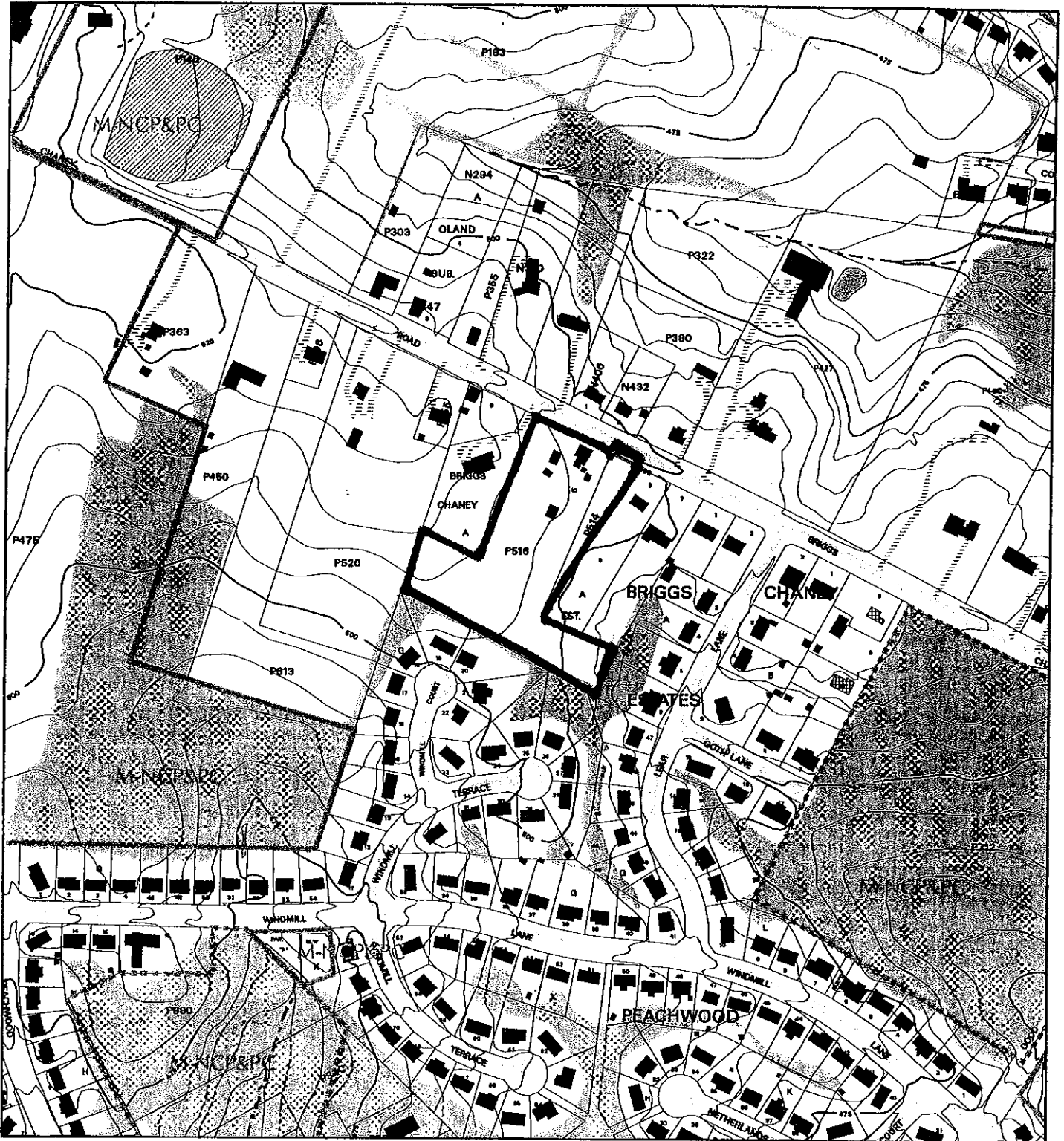
Agenda Item #13 - Preliminary Plan 1-02014  
Camp Property

Agenda Item #14 - Preliminary Plan 1-01082  
Johnson Property

Agenda Item #15 - Preliminary Plan 1-01090  
Burnt Mills

Attachment

VICINITY MAP FOR  
**CAMP PROPERTY (1-02014)**



Map compiled on September 17, 2001 at 11:19 AM | Site located on base sheet no - 22ONE01

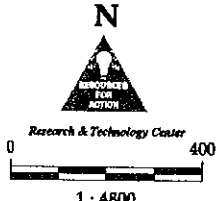
**NOTICE**

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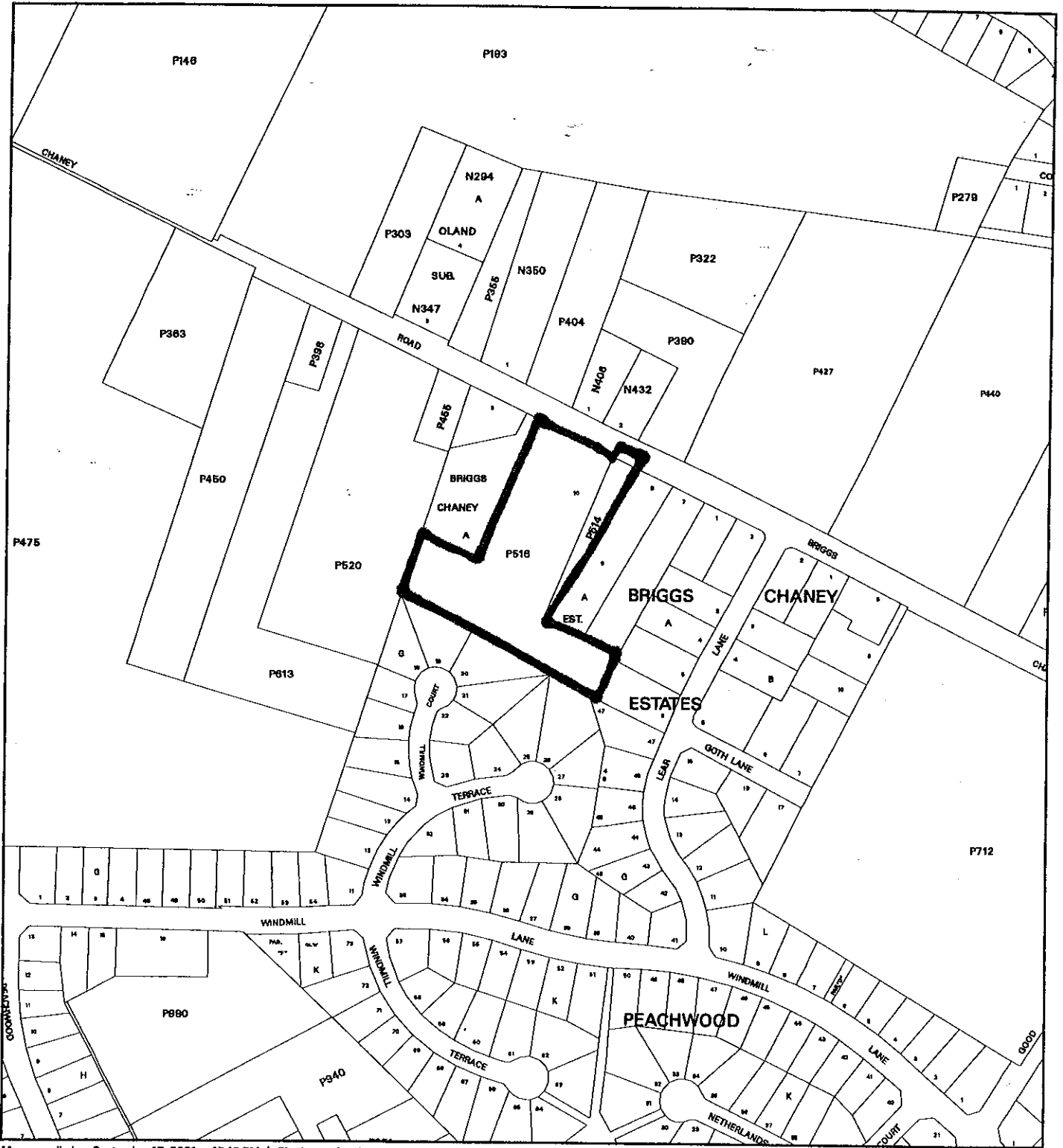
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



VICINITY MAP FOR  
**CAMP PROPERTY (1-02014)**



Map compiled on September 17, 2001 at 12:13 PM | Site located on base sheet no - 22ONE01

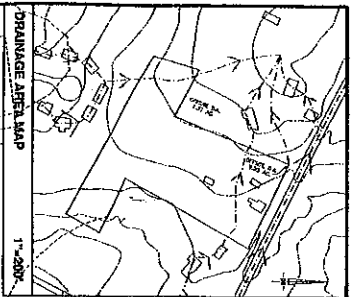
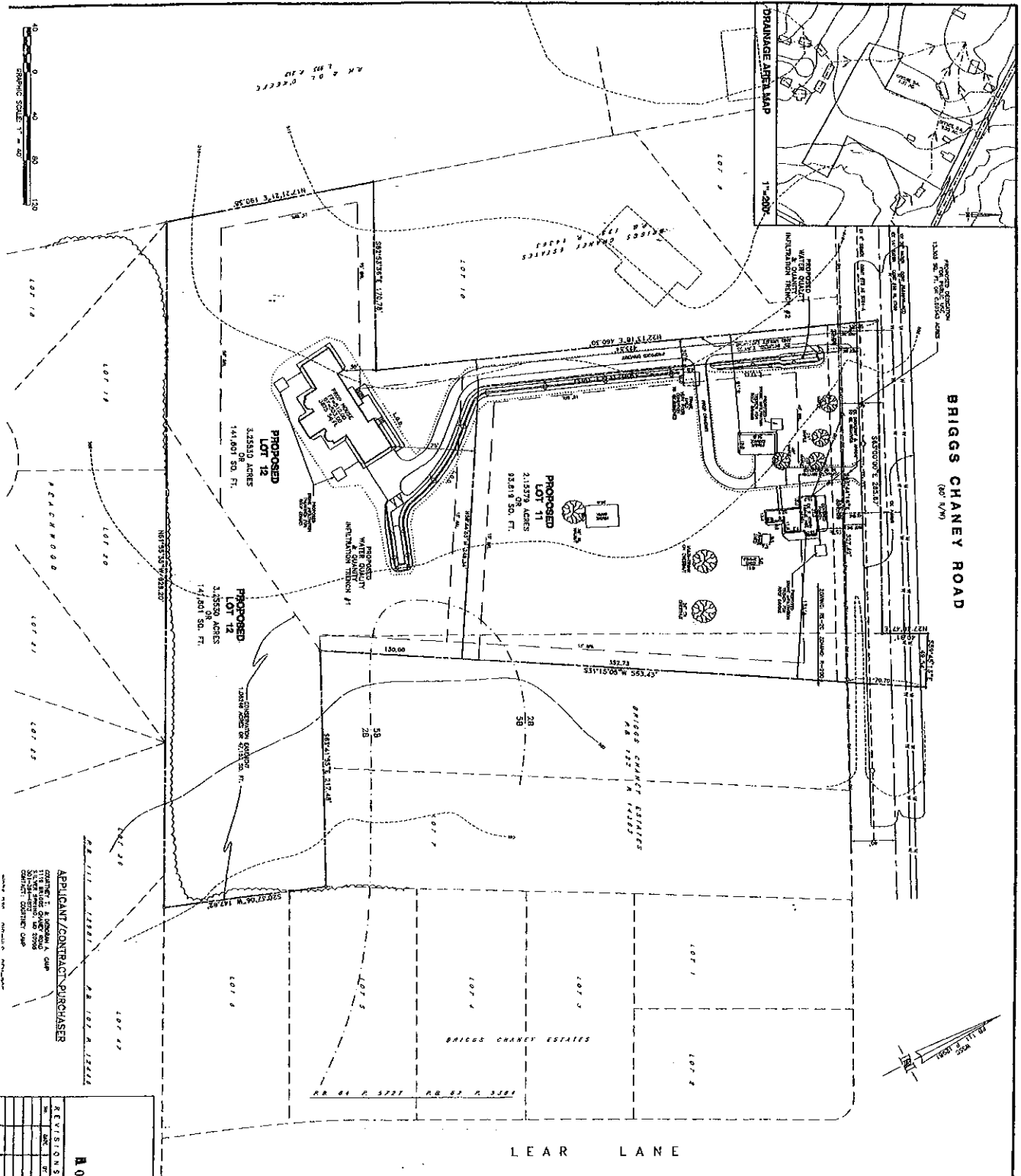
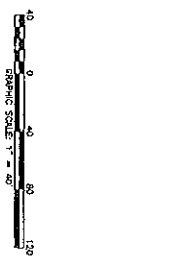
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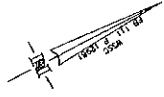
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BRIGGS CHANEY ROAD (60' W/M)

LEAR LANE

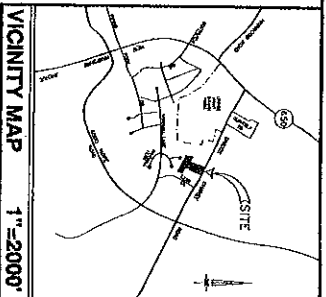


GENERAL NOTES

1. THIS SITE PLAN SHOWS THE EXISTING AND PROPOSED LOTS OF PARCELS 514 AND 516, PARCELS 517 AND 518 AND THE PAINTED BOUNDARY LINES.
2. ALL UTILITIES SHALL BE DEPTH MARKED.
3. THE SITE SHALL BE MAINTAINED TO PREVENT EROSION, SEDIMENTATION AND SOIL LOSS.
4. THE SITE SHALL BE MAINTAINED TO PREVENT EROSION, SEDIMENTATION AND SOIL LOSS.
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15. THE SITE SHALL BE MAINTAINED TO PREVENT EROSION, SEDIMENTATION AND SOIL LOSS.
16. THE SITE SHALL BE MAINTAINED TO PREVENT EROSION, SEDIMENTATION AND SOIL LOSS.

SITE DATA

1. EXISTING ZONING: R-100
2. PROPOSED ZONING: R-100
3. PROPOSED LOT AREA: 141,807 SQ. FT.
4. PROPOSED LOT AREA: 141,807 SQ. FT.
5. PROPOSED LOT AREA: 141,807 SQ. FT.
6. PROPOSED LOT AREA: 141,807 SQ. FT.
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14. PROPOSED LOT AREA: 141,807 SQ. FT.
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16. PROPOSED LOT AREA: 141,807 SQ. FT.

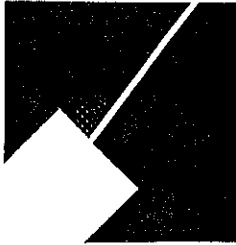


**PRELIMINARY PLAN**

THE PROJECT OF  
**COURTNEY T. & DEBORAH A. CAMP**  
 PARCELS 514 & 516  
 18755 A1 FOLLO 524

**POWER ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS & PLANNERS  
 235 W. MARKET STREET, SUITE 200  
 (301) 782-2377

DATE	11/19/10
BY	[Signature]
CHECKED	[Signature]
SCALE	AS SHOWN



October 25, 2001

**MEMORANDUM**

TO: Tanya Wilson, Development Review Division

FROM: Candy Bunnag, Environmental Planning, *CB*  
County-wide Planning Division

SUBJECT: Camp Property, Preliminary Plan No. 1-02014 and SPA Preliminary and Final  
Water Quality Plans

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**RECOMMENDATIONS**

Staff recommends approval of the preliminary plan and the SPA preliminary and final water quality plans with the following conditions:

1. Prior to record plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 6.5 percent as shown on the revised preliminary plan.
2. Prior to release of building permits, applicant to demonstrate conformance to impervious surface limits as shown on the revised preliminary plan. Any modifications to these plans which increase site imperviousness may require Planning Board action.
3. Compliance with the conditions of approval for the preliminary forest conservation plan. The final forest conservation plan must be approved prior to the recording of plat. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit(s), as appropriate.
4. Forest planting area to be placed in Category I conservation easement. Easement to be shown on record plat.
5. Conformance to the conditions as stated in DPS' water quality plan approval letter dated October 22, 2001 (Attachment 1).

## **DISCUSSION**

The 5.7-acre property lies in the Upper Paint Branch Special Protection Area (SPA). The property is entirely on uplands. There are no streams, wetlands, or environmental buffers on the property. Two residential lots are proposed. An existing house would be located on one lot. A new house would be constructed on the second lot.

### **Review for Conformance to the Special Protection Area Requirements**

Under the Special Protection Area Law, a preliminary and final water quality plan must be reviewed as part of the review of the preliminary subdivision plan. 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 and final water quality plans under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental buffer, and SPA forest planting requirements have been satisfied.

#### **Site Performance Goals**

As part of the water quality plan, several site performance goals were established for the project: minimize storm flow runoff, minimize sediment-laden runoff, and maximize recharge of groundwater.

#### **Environmental Buffers**

As stated above, there are no streams, wetlands, floodplains, or environmental buffers on or near the site. The nearest stream is approximately 800 feet from the site.

#### **Site Imperviousness**

An environmental overlay zone exists in the Upper Paint Branch SPA. The overlay zone restricts impervious cover in new development to no more than ten percent (10%). The water quality plan proposes 0.37 acre of impervious surfaces. This includes about 1300 square feet of impervious surfaces that may be constructed on the proposed southern lot, but are not currently shown on the plan. The total proposed and existing impervious surfaces result in a 6.5 percent site imperviousness for this subdivision.

#### **Forest Conservation**

The site contains individual trees, but no forest. The preliminary forest conservation plan proposes to afforest 1.08 acres of land on the southeastern portion of the property. The afforestation area would be placed in a Category I conservation easement. No large trees are proposed to be removed to construct a new driveway and the proposed house on the second lot.



ATTACHMENT 1.

OCT 25 2001



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan

County Executive

Mr. Gary M. Fowler

Fowler Associates Inc.

255 North Washington Street, Suite 300

Rockville, Maryland 20850

October 22, 2001

Robert C. Hubbard

Director

Re: Preliminary/Final Water Quality Plan Camp  
Property  
Preliminary Plan #: 1-02014  
SM File #: 204116  
Tract Size/Zone: 5.71Ac/RE-2C  
Tax Plate: JS-561  
Liber/Folio: 18735/524  
Montg. Co. Grid: 31G03  
Watershed: Upper Paint Branch

SPECIAL PROTECTION AREA

Dear Mr. Fowler:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is conditionally approved.

**Site Description:** The site is located on the south side of Briggs Chaney Road, just west of Lear Lane, which is within the Upper Paint Branch Special Protection Area. The development will consist of one existing and one proposed single family detached dwelling unit on 5.71 acres.

**Stormwater Management:** Due to the relatively small amount of proposed imperviousness (approximately 6.5 percent of the site) on-site quantity control is not required. Quality control will be provided via the proposed dry wells and infiltration trench.

**Sediment Control:** Due to the minimal amount and the location (access drive along the contour) of disturbance that is proposed, the use of super silt fence will be acceptable for sediment control. An engineered sediment control plan is required for this development.

**Conditions of Approval:** The following condition must be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the detailed plan review stage.

1. The proposed dry wells and the infiltration trench must be sized for one-inch of runoff over the proposed impervious drainage area and must be located at a minimum of 20 feet from the proposed house foundation.
2. The water quality structures are to be designed per Montgomery County standards.

Payment of the stream monitoring fee is required prior to the approval of the sediment control plan. The stream monitoring fee computation is to be submitted for verification during the stormwater management/sediment control review process.

Gary Fowler  
October 22, 2001  
Page 2

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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 stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240)777-6242.

Sincerely,



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

RRB:enm:CN204116

cc: C. Bunnag  
M. Shaneman  
S. Federline  
L. Galanko  
D. Marshall  
SM File # 204116

Qn not required; Acres: 5.71  
Ql on-site ; Acres: 5.71