

Item # 8



MONTGOMERY COUNTY DEPARTMENT OF PARK & 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: December 07, 2001

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587

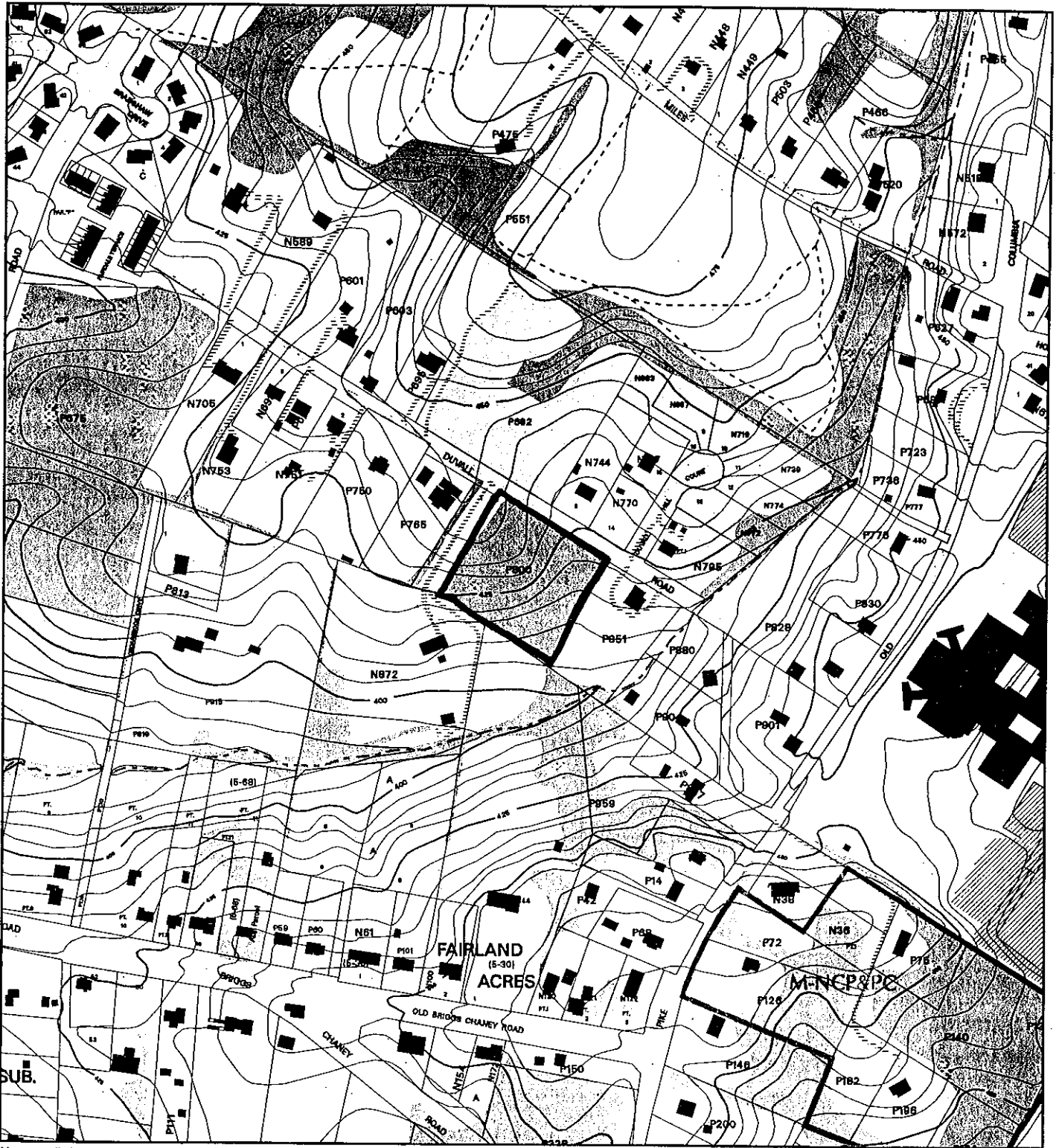
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for December 13, 2001.

Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on December 13, 2001. The items are further identified as follows:

- Agenda Item #06 - Preliminary Plan 1-02040
North Germantown
- Agenda Item #07 - Subdivision Regulation Waiver SRW-02004
Our House
- Agenda Item #08 - Preliminary Plan 1-01016
Carleton Subdivision
- Agenda Item #09 - Preliminary Plan 1-01077
Ambassador Animal Hospital
- Agenda Item #10 - Preliminary Plan 1-00060
Gingery Property

Attachment

VICINITY MAP FOR
CARLETON SUBDIVISION (1-01016)



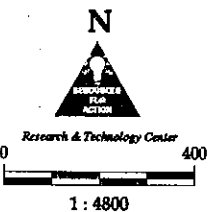
Map compiled on September 27, 2000 at 3:05 PM | Site located on base sheet no - 218NE03

NOTICE

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VICINITY MAP FOR
CARLETON SUBDIVISION (1-01016)



Map compiled on September 27, 2000 at 3:11 PM | Site located on base sheet no - 219NE03

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

December 7, 2001

MEMORANDUM

TO: Malcolm Shaneman, Development Review Division

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

SUBJECT: Carleton Subdivision, Preliminary Plan No. 1-01016 and SPA Combined
Preliminary and Final Water Quality Plan

RECOMMENDATIONS

Staff recommends approval of the preliminary plan and the SPA combined preliminary and final water quality plan 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 8.6 percent within the Upper Paint Branch Special Protection Area, as shown on the revised preliminary plan. This impervious surface limit is to include widening of Duvall Rd. along the property's frontage by two feet, as required by DPWT.
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 dated October 16, 2001. 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. Conditions include, but are not limited to, the following:
 - a. Category I conservation easements to be placed over environmental buffers and forest-save areas. Easements to be shown on record plats.
4. Conformance to the conditions as stated in DPS' water quality plan approval letter dated November 9, 2001.

DISCUSSION

The 2.98-acre property lies within the Upper Paint Branch Special Protection Area (SPA). Most of the site (2.68 acres) is in forest cover. A spring-fed wetland lies along the eastern part of the property. Water from the wetland flows into a channel along the property line and into a stream located roughly 150 feet offsite.

Review for Conformance to the Special Protection Area Requirements

As part of the requirements of 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. Under the SPA 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 water quality plan under its purview (see Attachment A). 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 site: promote groundwater recharge, minimize storm flow runoff, and minimize sediment loading.

Site Imperviousness

The Upper Paint Branch SPA is the only SPA that has a ten percent (10%) site imperviousness limit on new development. The imperviousness limit is set forth in the environmental overlay zone for the Upper Paint Branch SPA. The water quality plan proposes 0.24 acre of impervious surfaces with three houses (each house has a footprint of 2000 square feet) and associated leadwalks and driveways. This results in a site imperviousness of 8.1 percent. DPWT is requiring the applicant to widen Duvall Road by two feet along the site's frontage. The resulting site imperviousness with DPWT's requirement is 8.6 percent. The proposed project conforms to the environmental overlay zone.

Environmental Buffers

A large portion of the site (about 1.66 acres out of the 2.98-acre site) lies within a wetland and its associated buffer. This area is proposed to be protected with a Category I conservation easement. Grading associated with the stormwater management facility is proposed in the southwestern corner (about 663 square feet) of the buffer. Since the encroachment is very small and lies about 140 feet from the wetland, staff believes this encroachment is acceptable.

Forest Conservation

About 1.16 acres of forest are proposed to be cleared. Forest conservation requirements are being met by the preservation of 1.52 acres of forest, which is associated with the wetland and its buffer. This amount exceeds the break-even point (0.95 acre) for the site. Therefore, no reforestation is required. The forest conservation plan conforms to the requirements of the Forest Conservation Law.

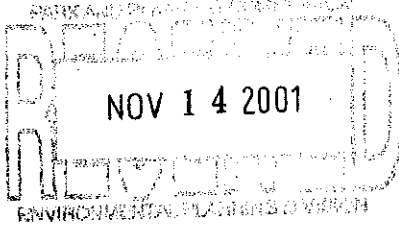
Stormwater Management Concept

To help meet the project's performance goals, the stormwater management (SWM) concept includes the following features:

- Stormwater runoff from the rooftop of each house will be conveyed to a dry well for the purpose of infiltrating the runoff into the ground.
- A bioretention structure will be located at the southern end of the site to provide additional water quantity and quality controls.

Sediment Control

DPS is requiring the use of a sediment trap and earth dikes. Other measures may be required as part of the DPS' review of an engineered sediment control plan.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

November 9, 2001

Robert C. Hubbard
Director

Mr. Gary M. Fowler
Fowler Associates Inc.
255 North Washington Street, Suite 300
Rockville, Maryland 20850

Re: **Preliminary/Final Water Quality Plan**
for Carleton Subdivision
Preliminary Plan #: 1-01016
SM File #: 202772
Tract Size/Zone: 2.98 Ac/R-200
Tax Plate: KR-343
Liber/Folio: 18711/599
Montg. Co. Grid: 32B05
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 Duvall Road, just west of Duvall Hill Court, which is within the Upper Paint Branch Special Protection Area. The development will consist of three proposed single family detached dwelling units on 2.98 acres.

Stormwater Management: Quantity and quality control will be provided via the proposed dry wells and bioretention structure. Quality control will be provided for one inch over the proposed impervious area. Quantity control for the one-year storm is considered to be on-site with the combined storage area of the proposed dry wells and bioretention structure.

Sediment Control: Disturbance of the site is to be limited as much as possible. A sediment trap with earth dikes for conveyance is to be used for sediment control. An engineered sediment control plan is required for this development. A copy of this letter must appear on the original sediment control/stormwater management plan at its initial submittal.

Conditions of Approval: The following conditions 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 must be located at a minimum of 20 feet from the proposed house foundation.
2. The bioretention structure is 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 M. Fowler
November 9, 2001
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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:CN202772

cc: C. Bunnag
M. Shaneman
S. Federline
L. Galanko
D. Marshall
SM File # 202772

Qn on-site; Acres: 2.98
QI on-site; Acres: 2.98

N:\DIVENV\Carleton subdivision.doc

Carleton subdivision -- 1-01016

Candy's conditions --

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