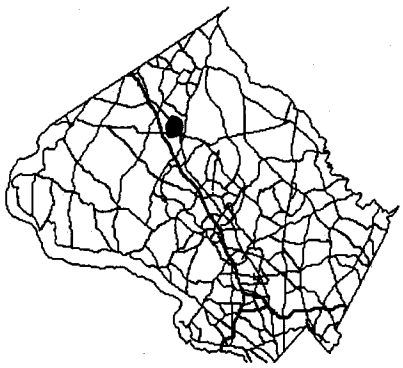
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #8
MCPB
11/13/03



MEMORANDUM

DATE:	November 7, 2003
TO:	Montgomery County Planning Board
VIA:	Joe R. Davis, Chief Michael Ma, Supervisor Development Review Division
FROM:	Wynn E. Witthans, RLA, AICP Planning Department Staff (301) 495-4584
REVIEW TYPE:	Final Water Quality Plan and Site Plan Review
APPLYING FOR:	Approval of 255 units: 145 single family detached and 110 townhouses inclusive of 32 MPDU's.
PROJECT NAME:	Summerfield Crossing
CASE #:	8-03034
REVIEW BASIS:	Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan Section 19-64 for Final Water Quality Plan
ZONE:	R-200
LOCATION:	Old Baltimore Road approximately 3,000 feet west of MD Route 355
MASTER PLAN:	Clarksburg and Vicinity (PA-13)
APPLICANT:	Pulte Home Corportation, Steve Coniglio, contact
FILING DATE:	April 28, 20003
HEARING DATE:	November 13, 2003

FINAL WATER QUALITY APPROVAL FOR SPECIAL PROTECTION AREA

STAFF RECOMMENDATION: Approval of Final Water Quality Plan for Site Plan # 8-03034 with the following conditions:

1. Reforestation is to begin in the first growing season after the issuance of the first grading permit by the Montgomery County Department of Permitting Services (DPS).

2. Conformance to the conditions as stated in the DPS letter dated October 30, 2003 approving the elements of the SPA water quality plan under its purview (Attachment A).

SITE PLAN

STAFF RECOMMEND ATION: Approval of 255 units: 145 single family detached and 110 townhouses inclusive of 32 MPDUs with the following conditions to be met prior to signature set approval:

1. Waiver of 40% Townhouse Limitation
   a. The Planning Board approves the increase of townhouse s on the site from 40 % to 43.1% based on environmental benefits per memo of November 6, 2003, attached.

2. Signature set for Site Plan and Lighting/Landscaping Plan
   a. Unit layout
      i. Internal streets shall conform to guidelines to insure the streetscape shall not be dominated by front loaded garages that extend beyond the front line of the houses. For all single family lots less than 70 feet width at the building restriction line with front load garages, the following restrictions apply:

         1. No house elevations or colors will be the same as any home on either side or across the street.
         2. A minimum of 20% and a maximum of 70% of the homes will have a brick or stone front.
         3. A minimum of 30% of the homes will have a front porch of at least 15 feet in width.
         4. No more than 50% of the homes shall have garages which project closer to the street than the front wall or porch of the home. Homes with this type of elevation may be built only two in a row.
         5. Homes with the same elevation and color shall not be built within sight of each other.

      ii. Units next to cross block walk ways shall be set back from side lot lines a minimum of 5 feet to allow for improved separation from walks to homes – landscaped buffer shall be added as is possible;
   b. Driveways –

i. Combined driveways shall conform to the private street guidelines per the Montgomery County Road Code.
ii. Remove driveways that overlap the public utility easements adjacent to West Old Baltimore Road.
iii. Applicant to submit turning radius for driveways for staff review prior to release of signature set.

c. Recreation Facilities –
i. Provide detail of play equipment and benches to staff for review.
ii. Recreation chart to reflect the unit types proposed for this project and shall identify the off site supply used for this site. A new chart is required
iii. Access to the park shall be marked with signage and paths and landscaping for enhanced public awareness and use.

d. Planting Issues
i. Screen planting shall be located within an HOA easement behind all townhouses with rear loaded garages, and this area is to be maintained by the HOA to ensure the integrity of screening between the townhouse units and single family detached units (behind Lots 60-65 Block "C" and behind Lots 9, 24-31,47.
ii. Entrance and right-of-way buffer planting along West Old Baltimore Road shall be maintained by the HOA in a separate easement.
iii. Additional landscape screen and buffer planting shall be added as follows: Behind Lots 13-17 Block "A"; behind the rear of lots 1-4 Block "B"; within the SWM pond areas within Parcel "A" Block "E"; behind lots 9, 24-31 and 47; within open space parcel behind Lots 52-53; along the entirety of the eastern and south-eastern and north-eastern perimeter of the site; additional detail planting to be located within townhouse alleys per staff review.
iv. Applicant to submit a copy of the SWM facility planting for a courtesy review by M-NCPPC prior to submittal to DPS for review;
v. Street trees shall be added to the degree possible respecting a 40-foot on-center spacing for internal streets and 45 feet on-center for West Old Baltimore Road.
vi. Remove all landscaping except for seasonal or perennial plantings from P.U.E.s.

e. Retaining walls –
i. No retaining walls shall exceed 6 feet on site. Where walls are taller they shall be separated into two shorter walls with a break.
ii. All retaining walls to be built of modular masonry units with detail shown on the signature set.
iii. All walls to be clearly labeled and dimensioned on plans.

f. Lighting –
i. Applicant to submit an updated lighting plan for all private areas on site ie around townhouses and entryways. The lighting plan shall follow IESNA principals of cut-off fixtures and non-intrusive light

levels that shall not cause glare or unwanted lighting for adjacent housing.

ii. Light fixture styles and a point to point analysis shall be submitted for all private areas on site.

3. Environmental Planning

   a. Compliance with the conditions of approval for the final forest conservation plan. The applicant must satisfy all conditions of the forest conservation plan prior to recording of plat(s).
   b. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
   c. SWM waiver of open section streets within Special Protection Areas per DPS approval.
   d. All stormwater management features to be located out of out environmental preservation areas including stream valley buffers.

4. Division of Permitting Services
   a. Streets and Paving Memo dated November 7, 2003.

5. M-NCPPC Parks
   a. Applicant to dedicate to M-NCPPC the portion of the subject property surrounding Little Seneca Creek that lies east of future Observation Drive and north and west of the designated building lots (not to include the land to be dedicated to the Board of Education or stormwater management ponds) in accordance with the Clarksburg Master Plan. Dedication to also include land lying south of future Observation Drive and east of Outlot B, adjacent to current parkland. Said land to be conveyed prior to recordation of record plats and be free of trash and unnatural debris and the boundaries staked and signed to clearly delineate between private lots and parkland.

   b. Applicant to construct an 8'wide hard surface shared use Greenway Trail from the northern boundary of the property at Little Seneca Parkway to the southern boundary of the property at Observation Drive, including any necessary bridges for crossing of Little Seneca Creek. Said trail alignment to be field located in coordination with M-NCPPC staff and may be located within the Greenway or along Little Seneca Parkway and Observation Drive depending on environmental factors. Trail to be constructed to park standards and specifications. Phasing of the trail's construction to be indicated on the Development Phasing Chart.

   c. Adequate public use trail access to be provided by Applicant from the development to parkland and to the Greenway Trail.

6. Signature Set Documentation

A. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to release of the signature set as follows:

a. Development Program to include a phasing schedule as follows:

1) Streets tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
5) School dedication/sale and applicant obligations to MCPS shall be listed in the SPEA.

b. Record plats to include dedication of park land and open spaces with the site plan recordation.

6. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review prior to approval by Montgomery County Department of Permitting Services (DPS):

a. Undisturbed stream buffers
b. Limits of disturbance.
c. Methods and locations of tree protection.
d. Forest Conservation areas.
e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
f. The development program inspection schedule and Site Plan Opinion.
g. Conservation easement boundary.
h. Streets trees 40 and 45 feet on center along all public streets.

7. No clearing or grading prior to M-NCPPC approval of signature set of plans.

SITE PLAN REVIEW ISSUES

I. Special Protection Area Review

BACKGROUND

The 117-acre property is located east of I-270 in Clarksburg. West Old Baltimore Road bisects the property into northern and southern tracts. The western boundary of the property subject to this site plan corresponds to the I3/I4 and R-200 zoning line, which is approximately 75 feet east of the Little Seneca Creek. The property is zoned R-200/MPDU. The applicant proposes to develop the site with single-family detached units, townhouses, and associated infrastructure. The entire site is within the Clarksburg Special Protection Area. This 117-acre property is a portion of the 208-acre property approved in preliminary plan 1-02015.

Little Seneca Creek is a third order stream designated as Use IV-P runs through the property. The natural resource inventory for the site delineates the onsite environmental buffers. The site consists of stream valley, floodplains, and wetlands converted into lowland pastures, upland agricultural fields and forest. The southern tract slopes sharply from the east to west. The highest point is 526 feet above sea level and the lowest point is 440 feet above sea level at the top of the stream bank. The southern tract also surrounds a 9^{+}-acre future school site, which is not part of this site plan. The southern portion includes 2.17 acres of upland forest adjacent to MNCPPC property. The northern tract, which is smaller, includes a broad floodplain. The northern tract slopes from a 520 feet above sea level elevation to 450 feet above sea level. The highest portion of the northern tract is the eastern property line at Old West Baltimore Road.

The 117-acre tract includes 7.16 acres of forest. Other than the upland forest in the southern tract, the forest is scattered throughout the stream valley. The site includes 46 acres of environmental buffers, which includes 27 acres of floodplain. Maryland's State Highway Administration has condemned 30 acres of the stream valley buffer for a wetland mitigation project. The State will enhance existing wetlands, reconvert prior converted wetlands, and create new wetlands in the stream valley buffer. The State will use the newly created wetlands to off-set wetland losses from already approved and constructed down county highway projects and for the widening of I-270/US 15.

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the final water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements have been satisfied.

SITE PERFORMANCE GOALS

As part of the final water quality plan, several site performance goals were established for the project:

1. Protect the streams and aquatic habitat.
2. Maintain the nature on-site stream channels.
3. Maintain stream base flows.
4. Identify and protect stream banks prone to erosion and slumping.
5. Minimize storm flow runoff increases.
6. Minimize increases in ambient water temperatures.
7. Minimize sediment loading.
8. Minimize pollutant loadings (nutrient and toxic substances).
9. Protect springs, seeps, and wetlands.

STORMWATER MANAGEMENT

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Water quality control will be provided via three dry ponds. Quality control will be provided via a combination of stormwater structures that includes a forebay, dry swales, bioretention structures, surface sand filters, infiltration structures, structural water quality filters, vegetated buffers/channels and water quality inlets. In areas where open section roadways are not feasible additional water quality measures are incorporated into the plan. These include 700 linear feet of a recharge storm drain system, dry swales, and infiltration trenches along the eastern property line of the southern tract and additional recharge volume throughout the site.

SITE IMPERVIOUSNESS

There are no impervious limitations within the Clarksburg SPA, however, the Special Protection Area regulations allow MNCPPC to review imperviousness and to work with the applicant to reduce imperviousness. The impervious amount proposed for the 117-acre site is 18.7 percent. Impervious data is available from similarly zoned sites in the County for comparison. The imperviousness proposed for this site plan is in the acceptable range. If the 30-acres of floodplain condemned by the State Highway Administration is excluded from the total tract area, the imperviousness increases to 25 percent, which is still within the acceptable range, but on the high side. Within the developable portion of the site, the imperviousness increases to 31.6 percent, which exceeds the imperviousness range for similar R-200/MPDU subdivisions in Montgomery County. However, when Environmental Planning assesses imperviousness percentages the entire net tract area is used to determine the site imperviousness.

ENVIRONMENTAL GUIDELINES

The environmental guidelines for SPAs require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the Linthicum East property, which includes Summerfield Crossing, identified the environmental buffers. Environmental buffers include wetlands and wetland buffers, floodplains, and streams and stream valley buffers. As part of the Environmental Guidelines, the stream valley buffer must be reforested. Where trees do not currently exist, the applicant will plant new forests. The applicant will place forest conservation easements on the environmental buffers and all forest retention areas.

The only impacts into the environmental buffers associated with this site plan are necessary for widening of West Old Baltimore Road, future construction of A-302 (Newcut Road), Observation Boulevard, and necessary utility connections. This applicant will construct neither Newcut Road nor Observation Boulevard.

2. **ISSUE: Site Design**

The original submittal included 259 units : there are now 255 with a unit mix of 12 less SFD and 8 more townhouses. Staff identified numerous issues that have been worked out in the course of review. The issues were: the presence of stone drainage trenches (covered and uncovered) in 20 foot deep SFD rear yards; inadequate screening to Old Baltimore Road for the access roads; extreme grading situations including retaining walls of 14 feet in height and internal roads over 10% in grade; awkward driveway access for units fronting Old Baltimore Road and unit types that proposed front loaded garages that protruded significantly in front of the units. Additionally, grading was proposed in the stream valley buffer and units were placed too close to the SWM facilities to allow for their inevitable perimeter expansion with the final design.

The Preliminary Plan layout for the project was for a neotraditional subdivision with a mix of units that addressed the frontage on West Old Baltimore Road and mixed the townhouses and single-family units in an agreeable way. The submitted site plan proposed larger units with much of the earlier layout pattern that created problems of backyard depth, unit relationship to the street, the open space and fitting in the environmental controls for stormwater management. The current plan has fixed the problems but there remain issues with buffer and screening between unit types and relationship to the steep slopes adjacent to environmental areas.

Applicant Position

The applicant dramatically revised the application to reduce retaining walls, create better grading relationships for units at the edges of open space areas, the number of townhouses increased and the number of single family houses decreased to create a better layout of units with more open space and preservation of environmental and storm water management features. In order to achieve this improved site plan to reach Master Plan density goals, an environmental waiver is required to allow the minimum number of townhouses to exceed 40%. This allows the project to fit better to the site.

Citizen Position

Staff has received no letters from the citizens regarding this project. A phone call was received requesting the receipt of an updated plan.

Staff Recommendation

The current submittal with the conditions of approval listed above, address staff's critique of the project. Staff recommends the Planning Board approve the site plan inclusive of the environmental waiver to allow the percentage of townhouses to rise to 3% above the 40% minimum (43% total).

3. ISSUE: Park Dedication

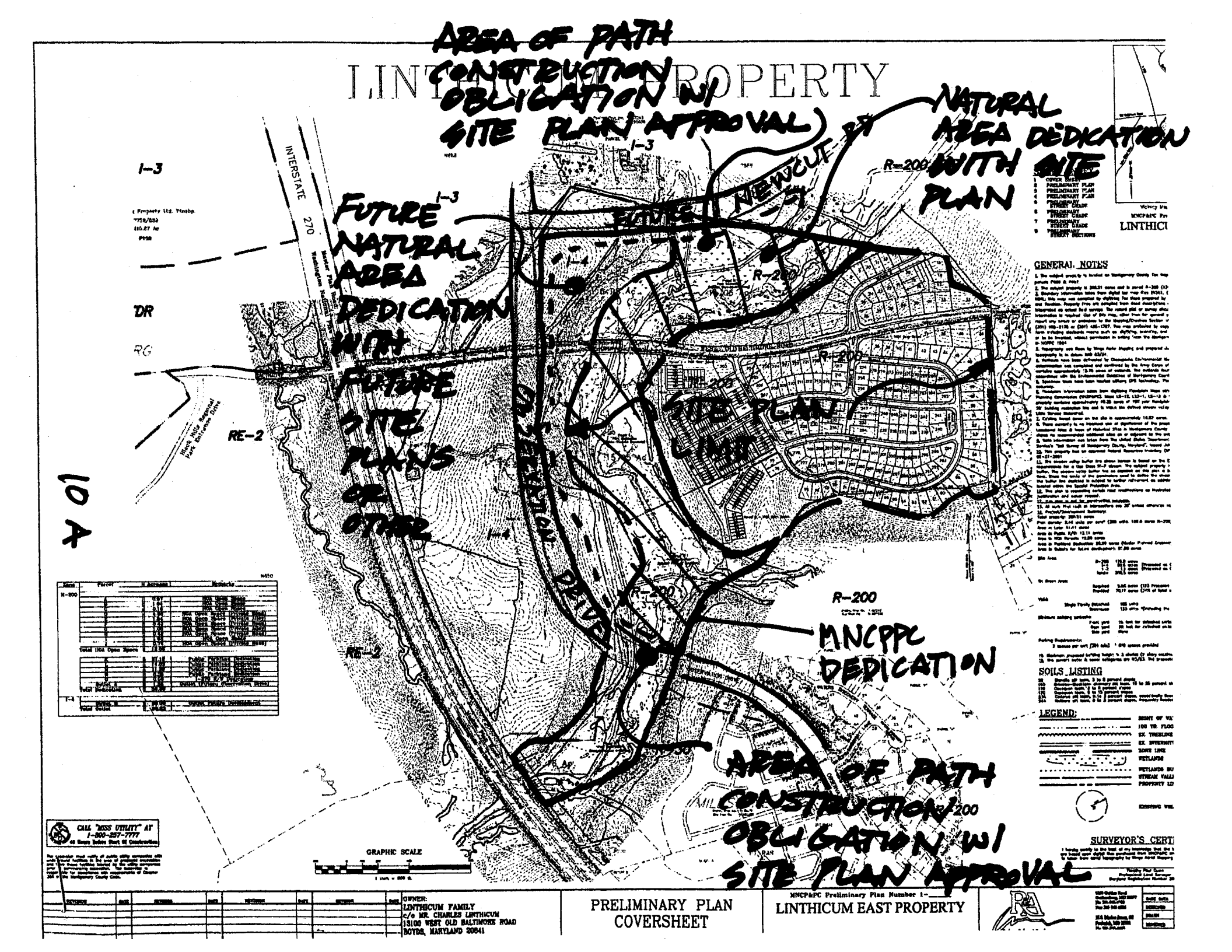
Background information:

The Planning Board approved Clarksburg Master Plan calls for establishment of a park greenway (Clarksburg Greenway) to ultimately extend from Little Bennett Regional Park and Ovid Hazen Wells Recreation Park to Black Hill Regional Park. The Plan recommends a width for the Greenway of 600 feet (approximately 300 feet on either side of Little Seneca Creek) to offer the user a pleasant natural park experience. A portion of this master planned Greenway runs through the center of the property that was approved by the Planning Board and known as Linthicum East (#1-02015).

The Planning Board Approved Clarksburg Master Plan Implementation Study sets out the preferred alignment for the hard surface Greenway Trail that will be located within the Clarksburg Greenway through the subject property. This Trail will ultimately run from Little Bennett Regional Park and Ovid Hazen Wells Recreation Park, through Kings Local Park, Clarksburg Town Center, Clarksburg Village, Greenway Village, Hurley Ridge, Linthicum East (Summerfield Crossing), Cabin Branch and south to Black Hill Regional Park.

The Linthicum East Preliminary Plan approved by the Planning Board on July 11, 2002, required as a Condition of Approval, the dedication of land surrounding Little Seneca Creek sufficient to meet the objectives of the Clarksburg Master Plan. The Conditions also required the Applicant to construct the Master Planned 8' wide Greenway Trail through the dedicated Greenway with an alignment through the subject property to be located within the Greenway or along Little Seneca Parkway and Observation Drive depending on environmental factors.

The current Site Plan #8-03034 encompasses the eastern portion of the site that was approved in the Preliminary Plan, and includes a portion of the land required to be dedicated and portions of the area where the hard surface Greenway Trail is to be constructed by Applicant. The requested Conditions of Approval seek to secure the dedication to M-NCPPC of the portions of the Clarksburg Greenway parkland that are included within this Site Plan and to obligate the Applicant to construct at least the portions of the Greenway Trail that are located within this Site Plan area. The Conditions also seek to require the Applicant to provide adequate community trail connections to the Greenway parkland and to the future Greenway Trail.


AREA OF PATH CONSTRUCTION OBLIGATION W/ SITE PLAN APPROVAL
LINTHICUM EAST PROPERTY
NATURAL AREA DEDICATION WITH SITE PLAN
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SITE PLAN
MNCPPC DEDICATION
AREA OF PATH CONSTRUCTION OBLIGATION W/ SITE PLAN APPROVAL
I-3
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INTERSTATE 270
NEWCUT RD
OLD BALTIMORE ROAD
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RG
GENERAL NOTES
SOILS LISTING
LEGEND:
SURVEYOR'S CERT
GRAPHIC SCALE
CALL "MISS UTILITY" AT 1-800-257-7777
OWNER:
LINTHICUM FAMILY
c/o MR. CHARLES LINTHICUM
13100 WEST OLD BALTIMORE ROAD
BOYDS, MARYLAND 20841
PRELIMINARY PLAN COVERSHEET
MNCP&PC Preliminary Plan Number 1-
LINTHICUM EAST PROPERTY

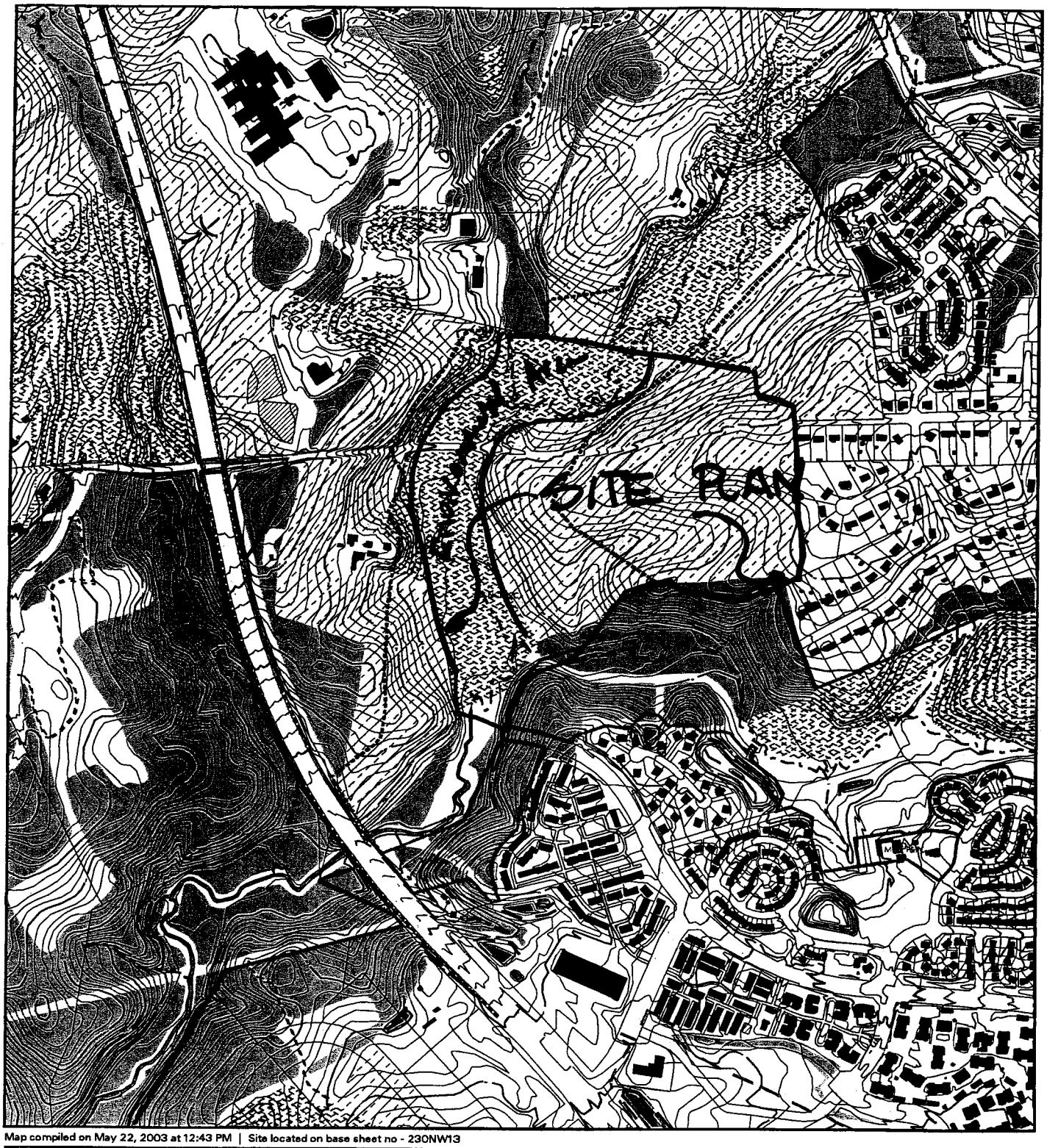
PROJECT DESCRIPTION: Site Description and Adjacent Land Uses

The property is located east of I-270 in Clarksburg and is zoned R-200/MPDU. The site is mostly farmland and the low lying areas are environmentally sensitive floodplains, stream valley buffers and streams. The entire site is within the Clarksburg Special Protection Area. West Old Baltimore Road bisects the property into northern and southern tracts.

The western boundary of the site plan corresponds to the I-3/I-4 and R-200 zoning line, which is approximately 75 feet east of the Little Seneca Creek. To the north of the site is future Newcut Road and land Zoned R-200. To the northeast of the site is the previously Planning Board approved Linthicum site plan with single family detached homes adjacent to the boundary. South of West Old Baltimore Road is the Beau Monde subdivision with four lots adjacent to this proposed subdivision. South of the propose site plan is land previously dedicated for parkland and will be part of the future Greenway trail. The west side of the subdivision includes the 9.3 acre parcel that will be sold to MCPS for a future school site.

VICINITY MAP FOR

SUMMERFIELD CROSSING (8-03034)



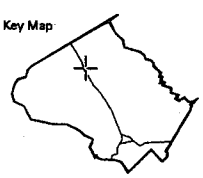
Map compiled on May 22, 2003 at 12:43 PM | Site located on base sheet no - 230NW13

NOTICE

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



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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

12A

VICINITY MAP FOR

SUMMERFIELD CROSSING (8-03034)

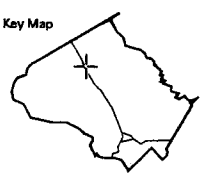
Map compiled on January 22, 2000 at 8:51 AM | Site located on base sheet no - 230NW13

NOTICE

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. -

Key Map



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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

12-B

PROJECT DESCRIPTION: Proposal

The project straddles West Old Baltimore Road with single-family detached units located to the north and south and townhouses located to the south and west. The single-family homes are described by the developer as "traditional" neighborhood houses with front loaded garages and rear decks. The townhouses have front doors that are oriented to mews with rear entry garages.

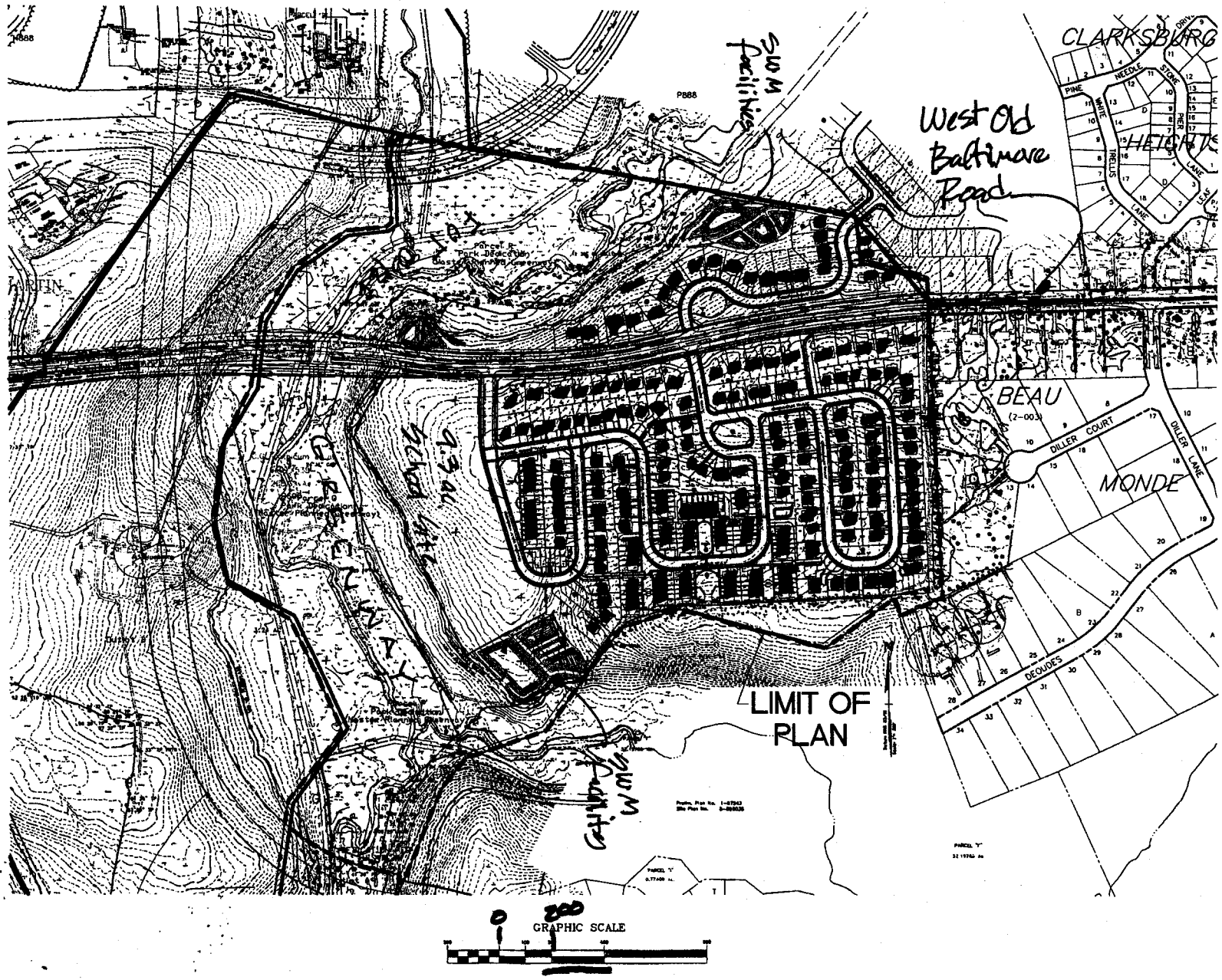
Central open spaces have been created along the main entry roads both to the north and south, serving as neighborhood focal points. Open space areas have been created for the townhome areas with open space mews areas that connect to streets and serve as a terminus for an open space path system. Paths within the mews and within lots extend to the open space to the south that will be dedicated to M-NCPPC Parks department.

A 9.3 acre parcel has been carved out of the site for a future Montgomery County Public School purchase. The street intersection has been oriented to the school site to provide a highly serviceable future walk connection to the school.

Landscaping includes street trees; buffer planting along West Old Baltimore Road and buffer and ornamental planting internal to the site.. The frontage of the site along West Old Baltimore includes a decorative planting scheme that buffers the driveways/service road from the street.

Lighting Plans need to include further detail for the townhome area lighting to insure compatibility with adjacent Single Family Detached housing; a point to point foot-candle breakdown is required and lighting fixtures need to be identified.

SUMMERFIELD CROSSING



ANALYSIS: Conformance to Development Standards for the R-200/MPDU zone.

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):	n/a	126.8 acres -9.3 acres school site 117.5 net.
Net Density (dwelling/acre): @6.10x 126.8acres		
Dwelling Units:		
One-family attached (the MPDU units)	P	110
Townhouse	P(40% total)*	45 (43.1%)*
TOTAL		
Moderately-priced DU's included - 12.5% of 255= 31.8	32	32
Setbacks from street	25 ft	25 feet
Yard Requirements		
59-C-1.624 For a side or rear yard that abuts a lot that is not developed under the provisions of section 59-C-1.6 (the MPDU development standards), the setback must be at least equal to that required for the abutting lot with no rear yard less than 15 feet		
Front yard (adj zone R-200)	30 ft	30 ft
Side yard	3 feet	3 ft
Rear yard	20 feet	20 ft
Lot area and width (min)		
One Family Detached	6,000 s.f.	6,000 s.f.
Townhouse	1,500 s.f.	1,500 s.f.
Max. Building Height	3 stories or 40 feet	3 stories or 40 feet
Green Space (%): @2,000 s.f. per unit	7.11 acres	97.4 acres
Parking: Total @ 2 per unit		

** Per Section 59-C-1.621 Footnote 1 - The maximum percentage of one-family attached or semidetached dwelling units, townhouses, or a combination thereof, in a subdivision is: R-200 and R-150 zones: 40%;R-90 zone: 50%; R-60 zone: 60%*

The balance must be one-family detached dwelling units. The Planning Board may, however, approve a development in which up to 100 percent of the total number of units consists of one-family attached dwelling units, one-family semidetached dwelling units, townhouses or a combination thereof, and upon a finding that a proposed development is (1) more desirable from an environmental perspective than development that would result from adherence to these percentage limits, and (2) compatible with adjacent existing and approved development.

Staff recommends that the Planning Board waive the 40% minimum townhouse requirement to allow the additional townhouses. The environmental features have been improved by reducing retaining walls, revising SWM facilities to be more compatible with lots, and there has been reduction in impervious areas.

RECREATION CALCULATIONS:

To be supplied with Planning Board presentation.

ANALYSIS: Conformance to Earlier approvals

The site plan is preceded by a Preliminary Plan approval for the entire Linthicum property as follows, the conditions that directly apply to this site plan are highlighted and annoteated:

Preliminary Plan 1-02015
NAME OF PLAN: LINTHICUM EAST PROPERTY

On 08/31/01, CHARLES T. LINTHICUM submitted an application for the approval of a preliminary plan of subdivision of property in the R-200, I-3, I-4 zones. The application proposed to create 259 lots on 208.52 acres of land. The application was designated Preliminary Plan 1-02015. On 07/11/02, Preliminary Plan 1-02015 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02015 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02015.

Approval, Pursuant to the Alternative Review Procedures for Limited Residential Development Under the FY 2002 Annual Growth Policy, Including a Waiver of Open Section Roads and Subject to the Following Conditions:

1) Compliance with the conditions of the Transportation Planning memorandum dated July 2, 2002 as follows:
   A. Limit the preliminary plan to 157 single-family detached units and 102 single-family attached or townhouses units.
   B. Satisfy the APF test by paying the Development Approval Payment (DAP). The APF test includes:
      1. Policy Area Review: There is no remaining capacity available for housing units in the Clarksburg Policy Area. The applicant is satisfying Policy Area Review by paying the DAP under the FY 2002 AGP transportation staging ceiling capacity.
      2. Local Area Transportation Review: A traffic study (to analyze the traffic impact at nearby intersections) was required and submitted because the proposed residential development generates 50 or more total peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and the evening peak period (4:00 to 6:00 p.m.). The DAP collected by the County could be used for the following improvements:
         1. For Local Area Transportation Review:
            a. Participate with the applicant of Clarksburg Village (Di Maio Property), Preliminary Plan No. 1-01030, to add an exclusive right-turn lane on northbound Frederick Road (MD 355) at the intersection with Newcut Road.

b. Construct second through lanes and receiving lanes on southbound Frederick Road at the intersections with West Old Baltimore Road and Brink Road.

2. For Policy Area Review, contribute to the Maryland State Highway Administration's (SHA) planned improvements along I-270.

a. Dedicate 150 feet of right-of-way for future Observation Drive and 120 feet of right-of-way for future Newcut Road through the residential portion of the property.

b. Coordinate the connection of Street "E" with the adjacent and previously approved Martens Property, Preliminary Plan No. 1-02011.

c. Reconstruct West Old Baltimore Road in front of the proposed residential lots to arterial standards, including sidewalks, bikeway, landscaping, as appropriate, and in accordance with the Montgomery County Department of Public Works and Transportation's (DPWT) requirements.

2) **Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits**

3) **Any agreement with a third party for the construction of wetlands in the floodplain will require the creation of forested wetlands, that at a minimum will allow the applicant to meet the afforestation threshold onsite.**

4) **The applicant is to provide small off-line facilities to promote upland groundwater recharge and to compensate for installation of closed section roadways in the SPA.**

5) **Compliance with the MCDPS conditions of approval for the preliminary water quality plan**

6) **Applicant to dedicate to M-NCPPC a tract of land for use as the Master Planned Clarksburg Greenway. Final area of dedication to be in conformance with the objectives of the Clarksburg Master Plan and to be determined at Site Plan. Dedication should include sufficient land outside of stream buffer to accommodate possible trail alignment(s) within the Greenway. Said land to be conveyed prior to recordation of plat(s) and free of unnatural debris and the boundaries to be staked and signed clearly to delineate between private lots and parkland**

7) **Applicant to construct an 8-foot wide hard surface shared use Greenway Trail from the north boundary of the property to the southeast boundary of the property at Observation Drive, including any necessary bridges for crossing Little Seneca Creek. Said trail alignment to be determined at site plan and field located in coordination with M-NCPPC staff and may be located within the Greenway or along Little Seneca Parkway and Observation Drive depending on environmental factors. Trail to be constructed to park standards and specifications**

8) **Final determination of the size and location of the proposed school site to be determined at Site Plan. Terms of acceptance for school site conveyance to be incorporated in Site Plan Enforcement Agreement**

9) **All road rights-of-way shown on the residential portion of the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Clarksburg Master Plan unless otherwise designated on the preliminary plan. The future Master Plan roads, which include Observation Drive, Newcut Road and West Old Baltimore Road, on the non-residential portion of the property are to be**

placed in easements for possible future dedication. The future dedication is subject to approval by the Planning Board

10) **All road right-of ways shown on the residential portion of the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Clarksburg Master Plan, and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) designated as follows are excluded from this condition:**

Future Newcut Road, "Not Part of this plan"
Future Observation Drive, "Not Part of this plan"
Future West Old Baltimore Road, "Not part of this plan"

11) **Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas**

12) **Record plat to provide for dedication of right-of-ways as shown on plan for the residential portion only**

13) **Record Plat to establish a 30 foot building restriction line along West Old Baltimore Road for the residential portion only**

14) **Record plat to reflect common ingress/egress easements over all shared driveways**

15) Record plat to identify I-3 and I-4 zoned portions of the site as outlots.

16) **Record plat to reflect all areas under Homeowners Association ownership and Stormwater Management areas**

17) **Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)**

18) **No clearing, grading or recording of plats prior to site plan enforcement agreement approval**

19) **Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan**

20) **A landscape, lighting and recreational amenities plan must be submitted as part of the site plan application for review and approval by technical staff**

21) **Final number and location of MPDU's to be determined at the time of site plan dependent on Condition #19 above**

22) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed

23) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion

24) Other necessary easements

The proposed site plan reflects the above conditions by: Providing a Special Protection Area Plan for the Planning Board to review and approve; the Forest Conservation Plan has been reviewed with comments; the school will be sold to MCPS and is not required as part of the APF approval; the applicant shall provide the SWM quantity control for the school site and the SPEA shall reflect the sale and the SWM arrangements; the record plat shall reflect the dedication of the open spaces; the SPEA shall reflect the trail construction schedule for the path within the open space; and units along West Old Baltimore Road have been setback over 30 feet

ANALYSIS: Conformance to Master Plan

Relationship to the Clarksburg Master Plan

Summerfield Crossing development is located in the Brink Road Transitional Area of the 1994 Clarksburg Master Plan Area. It is situated along West Old Baltimore Road between MD 355 and proposed Observation Drive (A-19).

The Brink Road Transitional Area is located near three proposed major roadways: Midcounty Arterial, MD 27 (Ridge Road), and MD 355. It forms an important transition from Germantown to Clarksburg. Although there are 860 acres in the geographic area, most of the land has been developed or is committee to development. The Planning Board approved site plans for the Martens property located north of Summerfield Crossing. The new Rocky Hill Middle School is under construction nearby.

The absence of sewer has resulted in most of the existing subdivisions being built on well and septic, so average lot sizes range from one to two acres. The Land Use Plan for this area is shown in Figure1.

The proposed site plan for 259 units complies with the Master Plan recommendations as follows:

1. Create a transition from Germantown to Clarksburg that helps reinforce each community's identity (page 75).

   This area lies just north of the Germantown greenbelt, which forms a physical buffer between Germantown and Clarksburg. To further reinforce the transition from Germantown (a Corridor City) to Clarksburg (a Corridor Town), the Master Plan proposed the entry to Clarksburg be characterized by low-density residential development (two to four units per acre). This density will allow single-family units and be supportive of the existing residential land use pattern along MD 355.

   The proposed site achieves this objective.

2. Reinforce the North Germantown greenbelt concept (page 76).

   Stream valley buffers and parks create the open space pattern in the Brink Road Transition Area. The Master Plan encourages pedestrian connections to the Little Seneca Creek greenway as development proceeds.

   The proposed site plan establishes a strong pedestrian and bicycle linkage to the greenway.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required.*

2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

   a. Buildings
   The buildings face the streets and interior mews in regular patterns that allow for a great efficiency of land use. The location of each unit is adequate for access and livability on the lot.

   b. Open Spaces
   The locations of open spaces within the subdivision are adequate: they are linked by the open space path system to provide cross block connection and access to the adjacent parkland (after dedication by this developer). The reduction of the retaining walls within the open spaces to be less than 6 feet will improve the safety of the subdivision

   Stormwater management issues are addressed within the Special Protection Area section of this report, earlier. This site is providing quantity control to the future school site to the west of the Seneca Ayr Drive.

   c. Landscaping and Lighting
   The landscaping will provide shade for the streets and open spaces, per the conditions above – buffering an screening to adjacent existing homes and to different unit types within the subdivision. The planting scheme along the driveways adjacent to West Old Baltimore Road will provide screening to the garages and an attractive frontage for the project. The landscaped entry-ways and common greenspaces will provide attractive focal points and gathering areas for community focus.

   In order for the landscaping to serve the important function of buffering between driveways and rear yards, the landscaped areas need to be combined with wooden fences and by placed in an open space parcel for HOA maintenance and continuity of purpose. The landscaping needs to be extended to the stormwater management areas because of their size and visual dominance of the open spaces surrounding and within this subdivision.

The proposed lighting plan will need to include footcandle averages of .01 along all property lines between unit types. The light fixture shall include full cutoff features for all private areas. The public streets are regulated by DPW&T.

d. Recreation
Recreation calculations (which reflect the accurate unit types on site and identifies the off site features counted) need to be submitted for staff review.

e. Vehicular and Pedestrian Circulation
The street connections to the site are in accordance with the approved Preliminary Plan, and the layout provides a circuitous path to each home. The homes fronting along the south side of West Old Baltimore Road will be accessed via service drives that are non-continuous due to the 5 unit per driveway limitation. Staff needs further review of the turning movement plan to determine the efficacy of this scheme.

The pedestrian system is comprised of public sidewalks on two sides of each street and a cross block path that goes from streets to open spaces. The streets and open spaces are connected to off site open spaces through trail connectors that need to be further developed with landscaping and signage to identify their location and public accessibility. The pedestrian system is complete and continuous within the project and in it's connections outside the project.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The units are located with a minimal but adequate separation between townhouse driveways and SFD rear yards. The layout relies on the maintenance of fences and landscaped buffers and the creation of a non-obtrusive lighting plan to assure the preservation of the SFD rear yard environment and the freedom of the townhouse residents to utilize their back yards as well. One advantage to the scheme is that all the homes are being built at once and new homeowners are aware of the unit relationships as they move in.

The addition of a landscape buffer to the eastern boundaries adjacent to the existing homes to the east will create amore compatible relationship to those units. Landscaping within the SWM facilities and the surrounding areas will assist in creating a transition between the natural areas surrounding the project and the rear yards of the homes that adjoin them.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The applicant is proposing an optional method of development for this site. The forest conservation plan must comply with Section 22A-12(f) of the Montgomery County code. This section requires developments utilizing an optional method to meet the appropriate forest conservation threshold on-site. The applicant will meet the requirements of Section 22A-12(f) by planting trees within the environmental buffers.

The Environmental Guidelines require accelerated reforestation of stream valley buffers and staff is requesting planting to begin in the first growing season after issuance of the first sediment control permit.

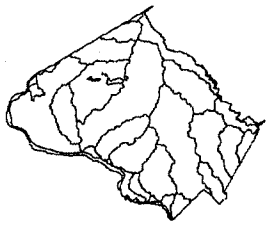
The applicant is required to plant 7 acres of forest. However, the Environmental Guidelines require reforestation of all unforested environmental buffers in SPAs. To comply with this requirement, the applicant will plant 27 acres of forest within the stream valley buffer, not including the area condemned by the State Highway Administration. The excess reforestation will apply to the reforestation requirements for a future school east of the stream valley buffer and will also apply to the future development of the outlots created by preliminary plan 1-02015. A five-year maintenance period is required for all forest plantings per the Environmental Guidelines.

APPENDIX

Correspondence referenced in report

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM



TO: Wynn Witthans, Planning Coordinator
Development Review

FROM: Mark Pfefferle, Planning Coordinator
Countywide Planning-Environmental Planning

DATE: November 6, 2003

SUBJECT: Final Water Quality Plan for Summerfield Crossing - Site Plan # 8-03034

RECOMMENDATION

Staff recommends approval of the final water quality plan for Site Plan # 8-03034 subject to the following conditions:

- Reforestation is to begin in the first growing season after the issuance of the first grading permit by the Montgomery County Department of Permitting Services (DPS).

- Conformance to the conditions as stated in the DPS letter dated October 30, 2003 approving the elements of the SPA water quality plan under its purview (Attachment A).

BACKGROUND

The 117-acre property is located east of I-270 in Clarksburg. West Old Baltimore Road bisects the property into northern and southern tracts. The western boundary of the property subject to this site plan corresponds to the I3/I4 and R-200 zoning line, which is approximately 75 east of the Little Seneca Creek. The property is zoned R-200/MPDU. The applicant proposes to develop the site with single-family detached units, townhouses, and associated infrastructure. The entire site is within the Clarksburg Special Protection Area. This 117-acre property is a portion of the 208-acre property approved in preliminary plan 1-02015.

Little Seneca Creek a third order stream designated as Use IV-P runs through the property. The natural resource inventory for the site delineates the onsite environmental buffers. The site consists of stream valley, floodplains, and wetlands converted into lowland pastures, upland agricultural fields and forest. The southern tract slopes sharply from the east to west. The highest point is 526 feet above sea level and the lowest point is 440 feet above sea level at the top of the stream bank. The southern tract also surrounds a 9^{+}-acre future school site, which is not part of this site plan. The southern portion includes 2.17 acres of upland forest adjacent to MNCPPC property. The northern tract, which is smaller, includes a broad floodplain. The

(1)

northern tract slopes from a 520 feet above sea level elevation to 450 feet above sea level. The highest portion of the northern tract is the eastern property line at Old West Baltimore Road.

The 117-acre tract includes 7.16 acres of forest. Other than the upland forest in the southern tract, the forest is scattered throughout the stream valley. The site includes 46 acres of environmental buffers, which includes 27 acres of floodplain. Maryland's State Highway Administration has condemned 30 acres of the stream valley buffer for a wetland mitigation project. The State will enhance existing wetlands, reconvert prior converted wetlands, and create new wetlands in the stream valley buffer. The State will use the newly created wetlands to off-set wetland losses from already approved and constructed down county highway projects and for the widening of I-270/US 15.

Water quality plans are required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the final water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness, environmental guidelines for special protection areas, and forest conservation requirements have been satisfied.

SITE PERFORMANCE GOALS

As part of the final water quality plan, several site performance goals were established for the project:

- Protect the streams and aquatic habitat.
- Maintain the nature on-site stream channels.
- Maintain stream base flows.
- Identify and protect stream banks prone to erosion and slumping.
- Minimize storm flow runoff increases.
- Minimize increases in ambient water temperatures.
- Minimize sediment loading.
- Minimize pollutant loadings (nutrient and toxic substances).
- Protect springs, seeps, and wetlands.

STORMWATER MANAGEMENT

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided through an extensive system of linked best management practices (BMPs). Water quality control will be provided via three dry ponds. Quality control will be provided via a combination of stormwater structures that includes a forebay, dry swales, bioretention structures, surface sand filters, infiltration structures, structural water quality filters, vegetated buffers/channels and water quality inlets. In areas where open section roadways are not feasible additional water quality measures are incorporated into the plan. These include 700 linear feet of a recharge storm drain system, dry swales, and infiltration trenches along the eastern property line of the southern tract and additional recharge volume throughout the site.

(2)

SITE IMPERVIOUSNESS

There are no impervious limitations within the Clarksburg SPA, however, the Special Protection Area regulations allow MNCPPC to review imperviousness and to work with the applicant to reduce imperviousness. The impervious amount proposed for the 117-acre site is 18.7 percent. Impervious data is available from similarly zoned sites in the County for comparison. The imperviousness proposed for this site plan is in the acceptable range. If the 30-acres of floodplain condemned by the State Highway Administration is excluded from the total tract area, the imperviousness increases to 25 percent, which is still within the acceptable range, but on the high side. Within the developable portion of the site, the imperviousness increases to 31.6 percent, which exceeds the imperviousness range for similar R-200/MPDU subdivisions in Montgomery County. However, when Environmental Planning assesses imperviousness percentages the entire net tract area is used to determine the site imperviousness.

ENVIRONMENTAL GUIDELINES

The environmental guidelines for SPAs require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the Linthicum East property, which includes Summerfield Crossing, identified the environmental buffers. Environmental buffers include wetlands and wetland buffers, floodplains, and streams and stream valley buffers. As part of the Environmental Guidelines, the stream valley buffer must be reforested. Where trees do not currently exist, the applicant will plant new forests. The applicant will place forest conservation easements on the environmental buffers and all forest retention areas.

The only impacts into the environmental buffers associated with this site plan are necessary for widening of West Old Baltimore Road, future construction of A-302 (Newcut Road), Observation Boulevard, and necessary utility connections. This applicant will construct neither Newcut Road nor Observation Boulevard.

FOREST CONSERVATION

The applicant is proposing an optional method of development for this site. The forest conservation plan must comply with Section 22A-12(f) of the Montgomery County code. This section requires developments utilizing an optional method to meet the appropriate forest conservation threshold on-site. The applicant will meet the requirements of Section 22A-12(f) by planting trees within the environmental buffers.

The Environmental Guidelines require accelerated reforestation of stream valley buffers and staff is requesting planting to begin in the first growing season after issuance of the first sediment control permit.

The applicant is required to plant 7 acres of forest. However, the Environmental Guidelines require reforestation of all unforested environmental buffers in SPAs. To comply with this requirement, the applicant will plant 27 acres of forest within the stream valley buffer, not including the area condemned by the State Highway Administration. The excess reforestation will apply to the reforestation requirements for a future school east of the stream valley buffer and will also apply to the future development of the outlots created by preliminary plan 1-02015 (5)

A five-year maintenance period is required for all forest plantings per the Environmental Guidelines.

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

October 30, 2003

Robert C. Hubbard
Director

Mr. Doug White
Rodgers & Associates, Inc.
9260 Gaither Road
Gaithersburg, Maryland 20877

Re: Final Water Quality Plan for Summerfield Crossing (Linthicum Property East)
SM File #: 204188
Preliminary Plan No.: 1-02015
Tract Size, Zone: 127 Ac., R-200/MPDU
Tax Plate: EV 562
Watershed: Little Seneca Creek

SPECIAL PROTECTION AREA

Dear Mr. White:

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

Site Description: The site consists of 127 acres located on both sides of West Old Baltimore Road east of Comsat Drive. The proposed zoning of the site is R-200 using the MPDU optional method. The development will consist of townhouse units, single-family detached dwelling units, a future school site and the associated infrastructure. This site is located in the Clarksburg Special Protection Area (SPA) of the Little Seneca Creek Watershed.

Stormwater Management: Water quantity control for this site will be provided via three dry ponds. These structures will provide channel protection volume for the one-year storm with a maximum detention time of 12 hours per state standards. Quality control will be provided via a combination of stormwater structures that include a forebay, dry swales, bioretention structures, surface sand filters, infiltration structures, structural water quality filters, vegetated buffers/channels and water quality inlets. Because the use of open section roads will not be feasible, additional water quality measures have been provided. These offsetting measures include 700 linear feet of a recharge storm drain system (perforated pipe on stone bedding), dry swales and infiltration trenches along the eastern property line and additional recharge volume throughout the site. Areas that are intended for vehicular use are to be pretreated prior to entering filtration and infiltration structures. Water quality treatment must be provided for a minimum of one-inch over the proposed impervious area.

Sediment Control: Redundant sediment control structures are to be used throughout the site. These are to include upland sediment traps that drain to secondary traps down grade, or when this is not practical sediment traps with forebays will be acceptable.

All sediment trapping structures are to be equipped with dewatering devices. Also, due to the sensitive nature of the watershed coupled with the large amount of proposed development, the use of flocculants or other measures to increase the effectiveness of sediment removal will be required in the detailed sediment control plan. The following features are to be incorporated into the sediment control concept for the final water quality plan:

1. The earth dikes that feed the sediment traps are to be constructed using trapezoidal channels to reduce flow rates.
2. The site grading shall be phased whenever possible to limit disturbance and immediate stabilization is to be emphasized.
3. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence will be acceptable for small areas of disturbance.

Performance Goals: The performance goals that were established at the pre-application meeting are to be met as specified in the Preliminary Water Quality Plan and further refined in the Final Water Quality Plan. They are as follows:

1. Protect the streams and aquatic habitat.
2. Maintain the natural on-site stream channels.
3. Minimize storm flow run off increases.
4. Identify and protect stream banks prone to erosion and slumping.
6. Minimize increases to ambient water temperatures.
6. Minimize sediment loading.
7. Maintain stream base flows.
8. Protect springs, seeps and wetlands.
9. Minimize pollutant loading (nutrient, pesticides and other toxic substances).

Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). The monitoring requirements that were established at the pre-application meeting and further refined in the Water Quality Plan review process still apply. **See the attachment to this approval letter titled "Description of BMP Monitoring Requirements" for the detailed monitoring requirements.** This is an update to the original monitoring memorandum dated July 9, 2001 and includes pre construction, during construction and post construction monitoring requirements.

Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS and those responsible for conducting the monitoring to establish the monitoring parameters. **One year of pre-construction monitoring must be completed prior to the issuance of a sediment control permit.**

(6)

Conditions of Approval: The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plan. This list may not be all inclusive and may change based on available information at the time of the review:

1. Provide clear access to all stormwater management structures from a public right-of-way.
2. Provide a tree planting plan to allow for shading of the dry pond outfalls.
3. Stormwater management structures are not to be shown on private lots.
4. Infiltration trench #1 needs to be shallower. As shown it would be 16' below the current surface elevation and the percolation tests were preformed at 6' below grade.
5. Infiltration and recharge structures must be a minimum of 20' from house foundations.
6. Provide four inches of pea gravel on top of all of the proposed surface sand filters for additional pretreatment.
7. Water quality structures that are to be used for sediment control must have a minimum undisturbed buffer of two feet from the bottom of the sediment trap to the bottom of the stormwater structure.
8. The proposed forebay is to be underdrained so that it won't hold water for extended periods of time.
9. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
10. Dead storage is to be provided below the outlet pipe of all of the proposed surface sand filters and below the Storm Filter storage pipes, as stated in the Final Water Quality Plan, to provide additional recharge volume.
11. Provide level spreaders at all of the quantity pond outfalls.
12. Minimize the use of insecticides and fertilizers via a residential Integrated Pest Management Plan as part of the Homeowners Association (HOA) documents. A draft of this plan/document is to be submitted at the detailed sediment control plan stage, and the final document is to be submitted prior to bond release.
13. MCDPS reserves the right to require the developer to provide full time, third-party, on-site, sediment control inspection if the Department decides the goals of the Water Quality Plan are not being met.

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.

(7)

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:dm:CN204188

cc: W. Withers (MNCPPC-DR)
M. Pfefferle (MNCPPC-ER)
L. Galanko (MCDPS)
M. Sommerfield (MCDEP)
SM File # 204188

On on-site 127 ac.
Ol on-site 127 ac.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Douglas M. Duncan
County Executive

James A. Caldwell
Director

Attachment to the Final Water Quality Plan for Summerfield Crossing
Description of BMP Monitoring Requirements

Preliminary Plan #: 1-02015
SM # 204188
Date: October 29, 2003

The purpose of this attachment is to add specificity to the standard monitoring requirements and procedures contained in the BMP monitoring protocols. Some supplemental QA/QC, data analysis, reporting and record keeping tasks will be explained in this attachment.

This BMP monitoring is being done to address whether the site performance goals are met. The purpose of the data analysis and reporting is to describe quantitatively how performance goals are met. Monitoring efforts and reports must employ scientific methods in an attempt to determine effectiveness of BMPs. Monitoring is to be done according to DEP BMP Monitoring Protocols. However, these monitoring protocols are intended to provide a framework only. Some supplemental requirements are provided in this attachment. Prior to initiation of monitoring, consultants must contact DEP to review procedures and requirements. Thorough and careful analysis of data is required. Method(s) of data analysis may vary depending on the results obtained. Methods and assumptions should be detailed. DEP BMP Monitoring Protocols are available at
http://www.co.mo.md.us/services/dep/Publications/pdf%20files/bmpprotocols.pdf

Monitoring Requirements

1. BMP monitoring reports must include a table with dates of all major construction activities which take place on the site. (Groundbreaking, clearing, grading, BMP construction, BMP conversion, pond maintenance, etc.)

2. Stream water temperatures will be monitored at the following five (5) locations in Little Seneca Creek: 1) immediately downstream of the Comsat tributary confluence (near northern property line), 2) upstream of the Milestone tributary confluence, 3) in Milestone tributary, near confluence with Little Seneca Creek, 4) downstream of the Milestone tributary confluence, 5) upstream of the I-270 bridge. This monitoring will occur from June 1 through September 30 each year. Equipment accuracy is to be checked prior to use in spring. An accuracy check after retrieval in fall may be necessary depending on results obtained. Consult with equipment manufacturer or DEP for appropriate procedures. All accuracy checks are to be submitted with data analysis and

reports. Temperature loggers should be set to take readings as frequently as possible. Consult with DEP if readings will be taken less frequently than every 30 minutes. Data from the loggers during the pre-construction period is to be closely compared to identify patterns in the temperature regime of the stream. Difference in water temperature between logger location 1 and 4 (described above) needs to be established during the pre-construction period. Also, influence of the Milestone tributary on water temperature in Little Seneca Creek needs to be established. These trends in the water temperature regime established during the pre-construction period will be the benchmark against which data collected during the construction and post-construction periods will be compared. In addition, weather data should be included with the reports summarizing air temperatures and precipitation during the period of June 1 through September 30

3. Two (2) stream channel embeddedness stations are to be established at the following locations: 1) upstream of West Old Baltimore Road and 2) upstream of I-270 bridge. Photos of the stream bottom are to be taken concurrently with embeddedness readings. Frequency of embeddedness readings is one (1) per quarter year. Pre-construction results are to be compared with during and post-construction results to determine effectiveness of sediment control on the site. Graphs should be presented along with conclusions.

4. Five (5) groundwater monitoring wells are to be installed at the locations indicated on the Preliminary Water Quality Plan dated August 2001. Well installation logs should be provided. Each groundwater well is to be surveyed to determine exact elevation. Groundwater levels are to be reported as actual elevations (surface elevation - depth to water). Pre-construction monitoring will include one year of groundwater elevation readings. Readings are to be done quarterly at each well. Data should be analyzed to determine the effectiveness of site design and stormwater management in maintaining groundwater levels. Data from the pre-construction period should be compared to results obtained in subsequent periods. Graphs should be provided to support conclusions.

5. One (1) flow monitoring location is to be established at the location shown on the Preliminary Water Quality Plan dated August 2001. The purpose of this monitoring is to compare stream discharge with groundwater elevation. Stream discharge measurement is to be done quarterly on the same day as groundwater readings. The following methodology must be used: *Stretch a tape measure across the stream at a spot where the bottom is relatively smooth and flow is uniform. Determine stream width and take water depth and velocity measurements at ten points spaced equally across the water surface. Using distance between each measurement point, depth and velocity, calculate discharge for each of the ten segments then sum them to derive total stream discharge.*

Three stream discharge measurements are required during each sampling. Average of the three is to be calculated and included in reports. Reports should include a table with field measurements of distance between points, water depth and velocity for each of the three replicate measurements.

6. Nutrient sampling is required at the following two locations in Little Seneca Creek: 1) upstream of West Old Baltimore Road near northern property line, 2) immediately upstream of I-270 bridge. Sampling is to be done during baseflow (no rain during previous three days). The sample for lab analysis is to be obtained from a composite of samples collected over a 24 hour period. Nutrient parameters to be tested for include: Total Kjeldahl Nitrogen, Nitrate, Nitrite, Total Phosphorus, Ortho-phosphate and Total Suspended Solids. Frequency of sampling is to be one (1) per quarter year during the pre-construction period and during years 1, 3 and 5 of the post-construction period. No nutrient monitoring is required for the during-construction period. Concentrations for each parameter are to be reported as loadings (e.g. lbs of nitrogen per day) and should be compared over time to draw conclusions on the impact of the site on nutrient loading.

7. Photographs will be taken of the floodplain area and stream sections targeted for restoration and reforestation. These photographs are intended to allow evaluation of the progress of restoration and reforestation efforts and help in identifying their impacts on the stream. Photos should be taken twice yearly (winter and summer) from similar locations to allow comparison. A GPS reading and compass direction should be recorded to ensure consistency.

8. Total Suspended Solids (TSS) will be measured quarterly at the largest sediment control structure on the site during construction. Automated composite samples will be collected of entire storm events. Three to five samplers will be required. Exact sampling locations will be determined in consultation with DEP in the field. Storms should have at least one half inch of rainfall in a 24 hour period to be counted towards this requirement. The storms should also be characterized for duration and total rainfall. Storm frequency (return interval) should be reported as described in Technical Paper #40 of the USDOC Weather Bureau. Results should be examined to determine the efficiency of the structure and percent removal of pollutants. Data should be compared to past periods and published results for similar structures. Graphs should be provided to support conclusions.

9. Pollutant removal efficiency of Water Quality Pond A will be monitored quarterly after construction to evaluate the BMP design and its effectiveness in maintaining water quality. Three to five automated samplers will be required. Pollutants to be analyzed are listed in Table 1. Qualifying storm events will be between one half (0.5) inch and two (2) inches of rain in a twenty-four hour period. Analysis will evaluate whether pollutant removal efficiency changes over time, and compare efficiencies with published results. Drainage area, site design, storm characteristics and BMP design are to be considered in the analysis.

Table 1. Pollutant parameters, lab methods and detection limits

Parameter	Method	Detection Limit
Nitrate	EPA 353.2	0.05 mg/L as N
Nitrite	EPA 354.1	0.02 mg/L as N
TKN	EPA 351.3	0.2 mg/L as N
Orthophosphorus	EPA 365.3	0.01 mg/L
Total Phosphorus	EPA 365.3	0.05 mg/L
Total Suspended Solids	EPA 160.2	1.0 mg/L
Total Cadmium	EPA 213.2	0.6 µg/L
Total Copper	EPA 220.2	1.2 µg/L
Total Lead	EPA 239.2	0.4 µg/L
Total Zinc	EPA 289.2	3.4 µg/L

One year of baseline data on water temperatures, embeddedness, groundwater levels (along with stream discharge measurements) and nutrients must be collected as specified above before construction begins. Monitoring of these parameters and photodocumentation will be required during construction and for five years after construction. TSS monitoring of the sediment pond will be required only during construction. Pollutant removal efficiency of Water Quality Pond A will be monitored for five years after construction only. DEP must be notified prior to commencement of pre-construction monitoring. A report on pre-construction monitoring must be deemed acceptable by DEP prior to the issuance of a sediment control permit. For subsequent periods an annual report on BMP monitoring is due to DEP by **October 31** of each year. County code requires that reports be submitted quarterly. These quarterly reports may be incorporated in the annual report. This should be reflected in the title of the document. BMP monitoring reports are to be delivered with data in an electronic format to Mark Sommerfield at Montgomery County DEP and also to Leo Galanko at Montgomery County DPS. All information submitted to DEP will be public information that DEP may freely copy and distribute. Questions on the monitoring requirements and procedures may be directed to the following personnel.

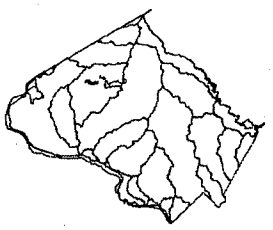
Mark Sommerfield
(240) 777-7737
mark.sommerfield@montgomerycountymd.gov

Doug Marshall
(240) 777-7740
Doug.Marshall@montgomerycountymd.gov

Leo Galanko
(240) 777-6242
Leo.Galanko@montgomerycountymd.gov

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM



TO: Wynn Witthans, Planning Coordinator
Development Review

FROM: Mark Pfefferle, Planning Coordinator
Countywide Planning-Environmental Planning

DATE: November 6, 2003

SUBJECT: Waiver of Section 59-C-7.131
Summerfield Crossing - Site Plan # 8-03034

Environmental Planning staff does not object to the waiver request pertaining to the percentage of single-family and multi-family homes on the above referenced site plan. Section 22A-12(f) requires developments requesting a waiver from section 59-C-7.131 to meet the appropriate threshold onsite. The final forest conservation plan included with this site plan complies with Section 22A-12(f). In addition, the applicant has provided a justification for the waiver, which is included in Attachment A. ①

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Attachment (A-1)

October 13, 2003

Mr. Mark Pfefferle
M-NCP&PC
Environmental Planning
8787 Georgia Avenue
Silver Spring, Md. 20910

Re: Site Plan # 8-03034
Summerfield Crossing
Environmental Wavier Request

Dear Mark,

On behalf of our client Pulte Homes Corp., we are requesting a wavier to the maximum percentage of single family attached units within the R-200 / MPDU zone from forty (40%) percent maximum to forty three point one (43.1 %) percent. This request is made as part of the Site Plan application for the Summerfield Crossing project which we have revised in coordination with M-NCP&PC staff to include a number of environmental improvements throughout the community while maintaining compatibility with the adjacent existing and approved developments. This project consists of one hundred eight point three (108.3) acres of which twenty five point nine (25.9) acres are within existing stream valley buffer. The approved Preliminary Plan (#1-02015) and the Site Plan as submitted propose a total of two hundred fifty nine (259) dwellings of which one hundred three (103) units were proposed as single family attached units, which equals forty (40%) percent of the total unit count. The revised application proposes a total of two hundred fifty five (255) units, of which one hundred ten (110) are proposed as single family attached units, this equals a three point one (3.1%) percent increase of attached units.

Northern Lot Improvements

During the review period of this application a number of items were discussed and revisions proposed to work towards a development that allowed for a more environmentally integrated lot configuration along the northern and western stream valley buffers. This reconfiguration was achieved on the northern portion by reducing the number of single family detached units and shifting the proposed units and public roadway away from the stream valley buffer. This revision allowed for the elimination of approximately one thousand (1000) l.f. of retaining wall which averaged a height of eight (8) feet. The lots backing to the stream buffer were increased from an average depth of one hundred seventeen (117) feet to an average depth of one hundred forty five (145) feet, a twenty four (24%) percent increase. This additional grass area will work to improve the water filtration in this more sensitive environmental area.
Additionally, the increased lot dimension allows for more separation of the grading required for the proposed storm water management facility to the proposed forest

conservation easement. This portion of the plan also has been revised to include a water quality facility in the form of an infiltration trench adjacent to, but outside of the stream valley buffer, on the downhill side of the proposed units. The main storm water facility has been upgraded to allow for additional redundant quality features through the use of a multi-cell pond. The revised plan for the northern lots does not propose any forest area disturbance.

Southern Lot Improvements

The revisions for the lots on the southern portion of the project combine shifting of lots, reducing the number of single family detached units and the utilization of more underground storm water management facilities. The reconfigured detached lots eliminate proposed storm water facilities within HOA parcels between the rear lots of back to back lot blocks. This revision to the layout eliminates possible future facility maintenance in areas that could have been considered as part of the private lot areas. The use of MDE dry swales have also been eliminated within the development, this is the type of facility which would have allowed for temporary standing water. The Site and Water Quality Plans now incorporate multiple, redundant and maximized distribution of the storm water facilities throughout the development. A number of the storm water facilities are now proposed to be located underground, a feature which creates community greens located throughout the project, which will add to the esthetic quality of the development, and at the same time providing additional water quality treatment. The main storm water facility has also been reconfigured to provide multiple cells as quality redundancy and additional setback to the stream valley buffer. As with the northern lots, the southern lots will have no impact to the existing forest.

Considering the number and types of plan modifications to improve the environmental aspects of this development we request your approval for the increase to the maximum percentage of single family attached units for this application.

Sincerely yours,

Robert K. McCary
Team Leader

cc: Wynn Witthans
Steve Coniglio
Barbara Sears

TURNING VISIONS INTO REALITY
75 Years
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 27, 2003

MEMORANDUM

TO: Wynn Witthans, Urban Designer
Development Review Division

VIA: Sue Edwards, I-270 Corridor Team Leader
Community-Based Planning Division

FROM: Nellie Shields Maskal, Community Planner
Community-Based Planning Division

SUBJECT: Summerfield Crossing (Site Plan No. 8-03034); Clarksburg Master Plan

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Relationship to the Clarksburg Master Plan

Summerfield Crossing development is located in the Brink Road Transitional Area of the 1994 Clarksburg Master Plan Area. It is situated along West Old Baltimore Road between MD 355 and proposed Observation Drive (A-19).

The Brink Road Transitional Area is located near three proposed major roadways: Midcounty Arterial, MD 27 (Ridge Road), and MD 355. It forms an important transition from Germantown to Clarksburg. Although there are 860 acres in the geographic area, most of the land has been developed or is committee to development. The Planning Board approved site plans for the Martens property located north of Summerfield Crossing. The new Rocky Hill Middle School is under construction nearby.

The absence of sewer has resulted in most of the existing subdivisions being built on well and septic, so average lot sizes range from one to two acres. The Land Use Plan for this area is shown in Figure1.

The proposed site plan for 259 units complies with the Master Plan recommendations as follows:

1. Create a transition from Germantown to Clarksburg that helps reinforce each community's identity (page 75).

   This area lies just north of the Germantown greenbelt, which forms a physical buffer between Germantown and Clarksburg. To further reinforce the transition from Germantown (a Corridor City) to Clarksburg (a Corridor Town), the Master Plan proposed the entry to Clarksburg be characterized by low-density residential development (two to four units per acre). This density will allow single-family units and be supportive of the existing residential land use pattern along MD 355.

   The proposed site achieves this objective.

2. Reinforce the North Germantown greenbelt concept (page 76).

   Stream valley buffers and parks create the open space pattern in the Brink Road Transition Area. The Master Plan encourages pedestrian connections to the Little Seneca Creek greenway as development proceeds.

   The proposed site plan establishes a strong pedestrian and bicycle linkage to the greenway.

Conclusion

Staff recommends approval of the proposed site plan since it complies with the policies and objectives of the Clarksburg Master Plan.

Attachment

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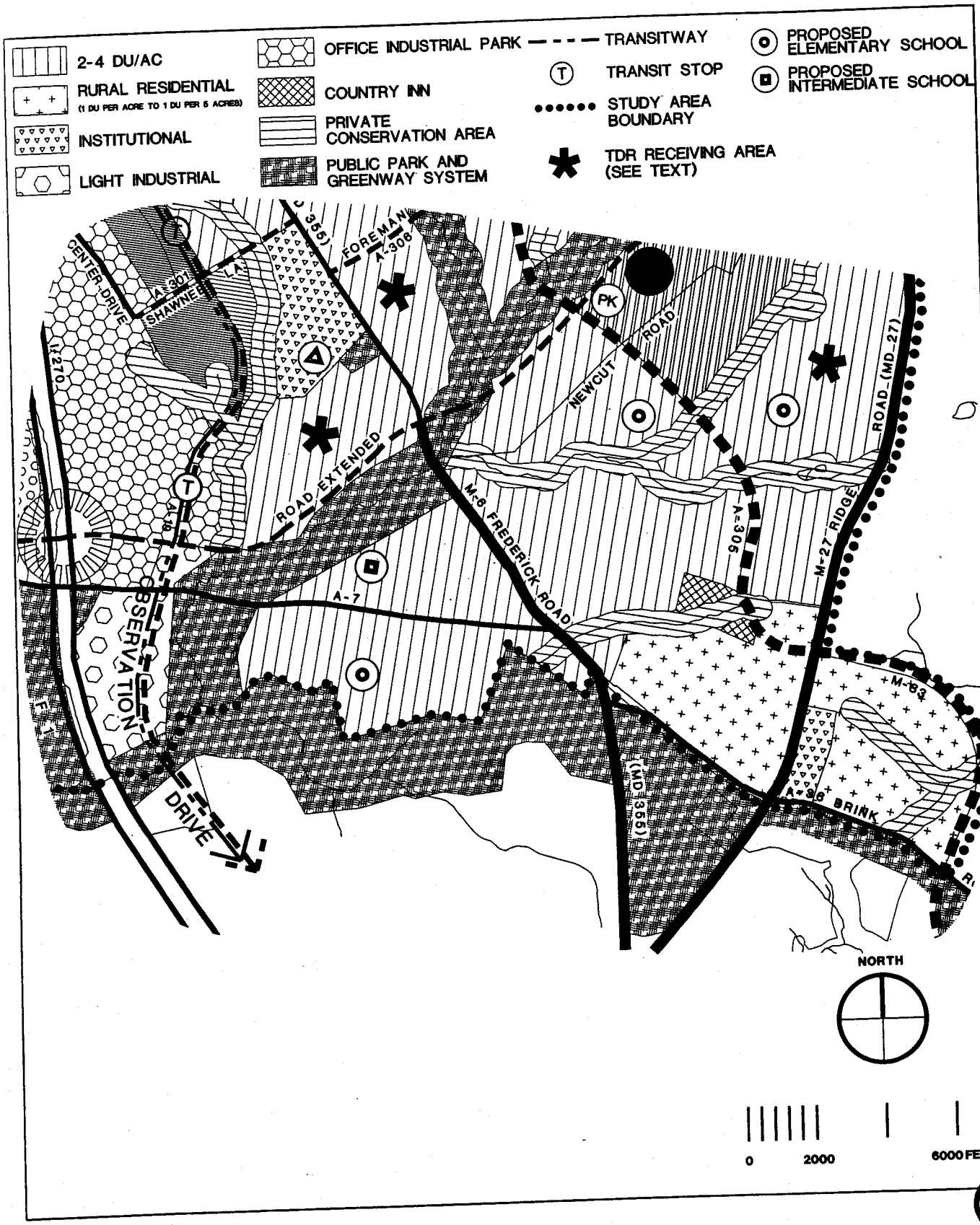
Figure 1

Brink Road Transition Area Land Use Plan



18

Witthans, Wynn

From: Navid, Sarah [Sarah.Navid@montgomerycountymd.gov]
Sent: Friday, November 07, 2003 10:18 AM
To: Witthans, Wynn
Cc: Riese, Jeffrey; Gee, Richard; Galanko, Leo; kmccary@rodgers.com
Subject: Summerfield Crossing 8-03034

Wynn,

I have reviewed the revised site plan and have the following comments:

- in consultation with DPWT, the shared access driveways for five lots are acceptable as shown; the driveway entry at lot 10 should be widened to match the opposite driveway width at Lot 1
- West Old Baltimore Road will need to be 40 feet wide with curb and gutter from a point approximately 300 feet west of Seneca Ayr Drive to a point 300 feet east of Fernberry Lane/Best Way; this will allow for provision of left turn lanes and their transitions (no accel/decel lanes are required); the remaining portions of road adjacent to the property should be a two-lane open section arterial (MC-213.04) as shown
- the internal curb return radii should be 25' and two handicapped ramps should be provided on each corner
- two mid-block crossings on Ethel Rose Way should be eliminated, the crossing at Parcel "A" is OK

Please let me know if you have any questions regarding these comments.

Sarah Navid
Department of Permitting Services
Right of Way Permitting and Plan Review Section

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