

Item #12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: September 12, 2003
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 September 18, 2003.

Attached are copies of plan drawings for Item #10, #12, #14, #16 #17 and #18. These subdivision items are scheduled for Planning Board consideration on September 18, 2003. The items are further identified as follows:

Agenda Item #10 - Preliminary Plan 1-03102
Greencastle Towns

Agenda Item #12 - Preliminary Plan 1-03086
Potomac Country Corner

Agenda Item #14 - Preliminary Plan 1-03058
Bancroft North

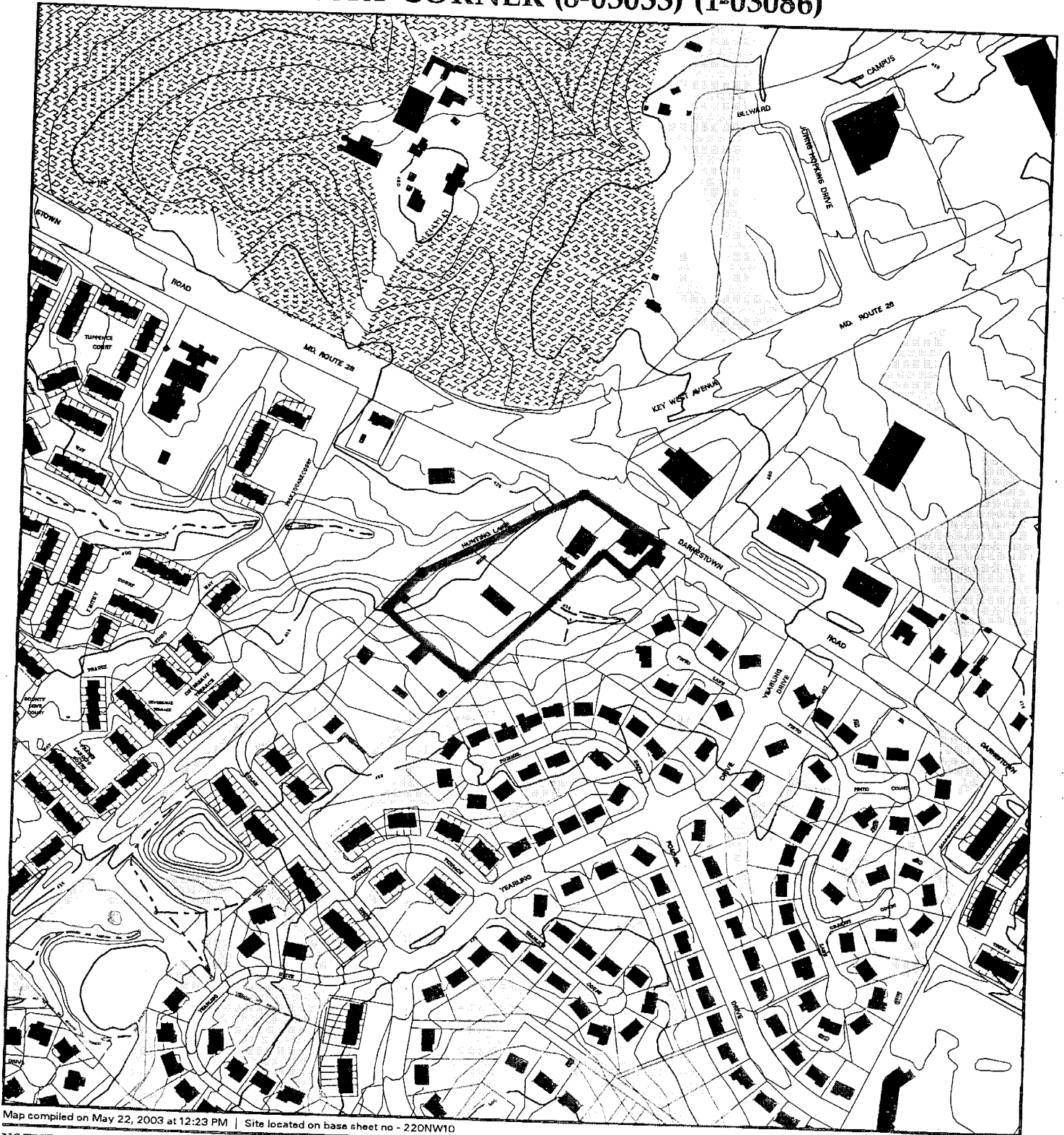
Agenda Item #16 - Preliminary Plan 1-03032
Jackson's Acres

Agenda Item #17 - Preliminary Plan 1-00076E
The Independence of Privacy World

Agenda Item #18 - Subdivision Regulation Waiver SRW-04002
United Therapeutics

Attachment

VICINITY MAP FOR
POTOMAC COUNTRY CORNER (8-03033) (1-03086)



Map compiled on May 22, 2003 at 12:23 PM | Site located on base sheet no - 220NW10

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

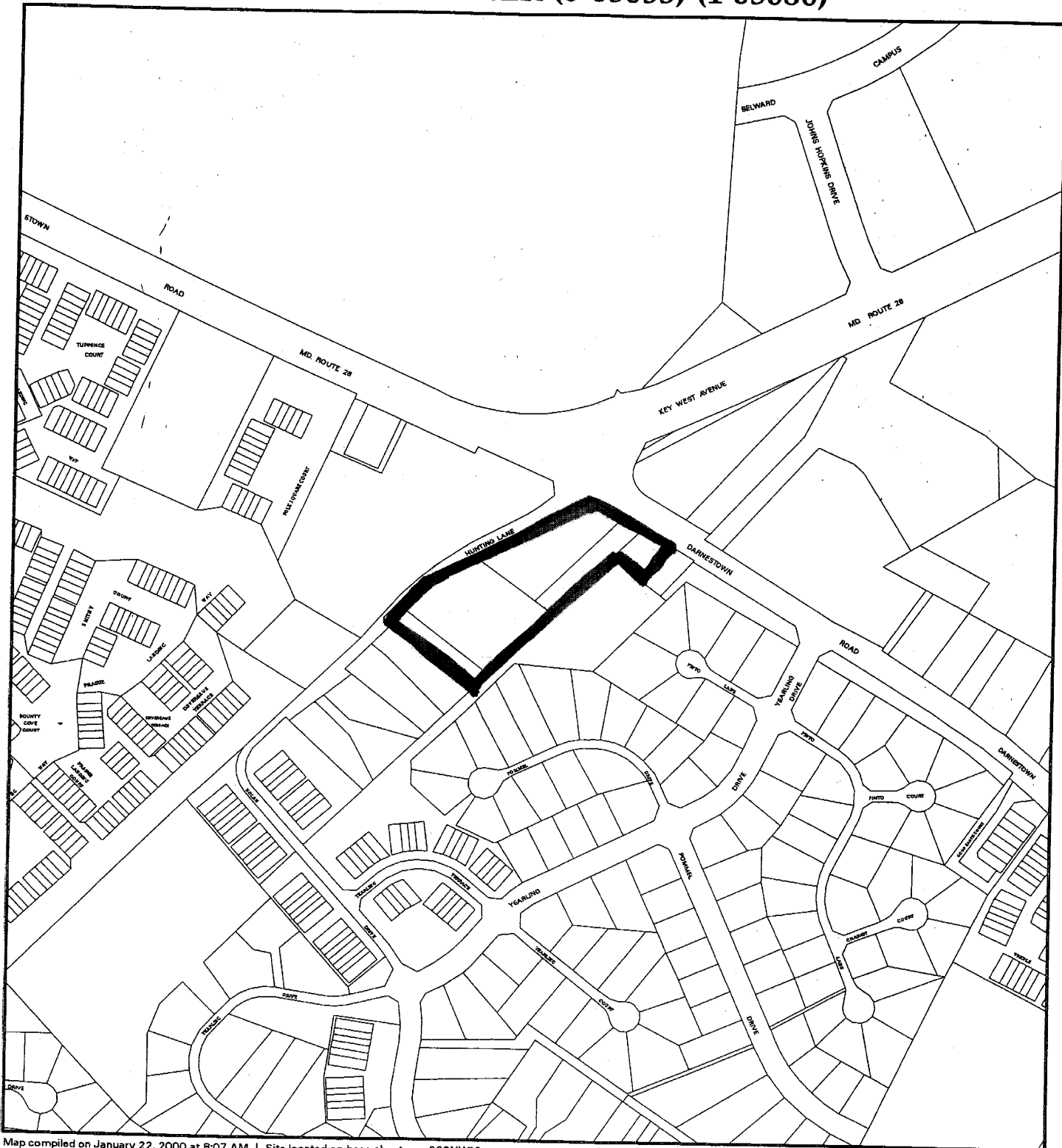
Key Map



1 : 4800

VICINITY MAP FOR

POTOMAC COUNTRY CORNER (8-03033) (1-03086)



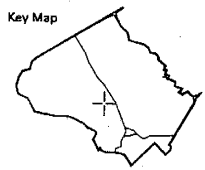
Map compiled on January 22, 2000 at 8:07 AM | Site located on base sheet no - 220NW10

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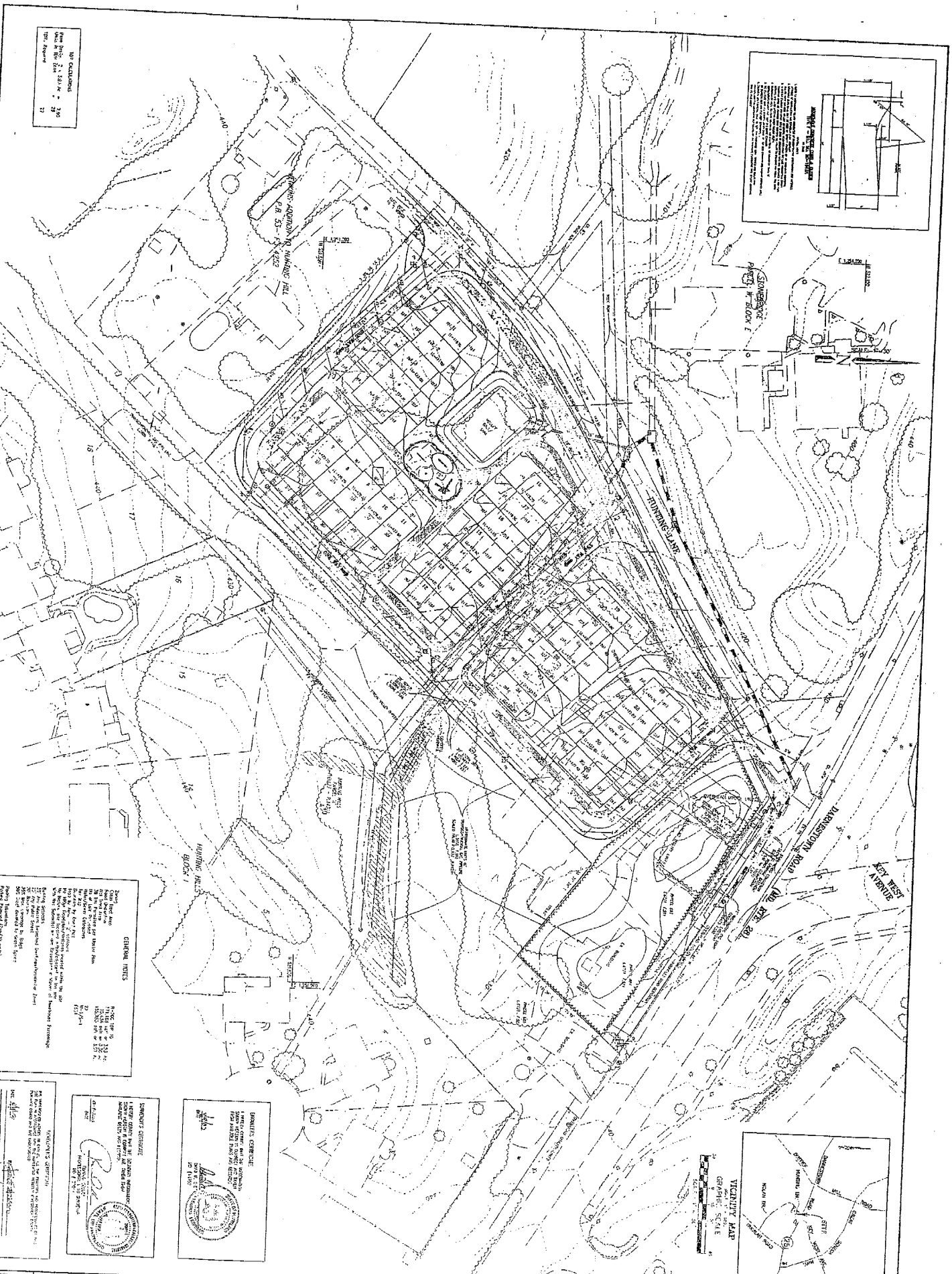
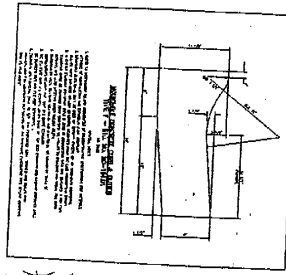


1 : 4800

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

NOT OUTLINED
 DATE: 11/11/2011
 TIME: 10:00 AM
 22



GENERAL NOTES

1. Check for all utility lines and structures shown on this plan. If any are not shown, the contractor shall locate them before construction.

2. All work shall be done in accordance with the latest edition of the International Building Code and the International Fire Code.

3. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities.

4. The contractor shall maintain access to all existing utilities and structures at all times.

5. The contractor shall be responsible for the safety of all workers and the public during construction.

6. The contractor shall be responsible for the removal and disposal of all construction debris.

7. The contractor shall be responsible for the protection of all existing trees and landscaping.

8. The contractor shall be responsible for the installation of all fire and life safety equipment.

9. The contractor shall be responsible for the installation of all accessibility features.

10. The contractor shall be responsible for the installation of all energy efficiency measures.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 11/11/2011

BY: [Signature]

PROJECT: POTOMAC COUNTRY CORNER

11/11/2011

DESIGNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ARCHITECT AND THAT I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF ARCHITECTS FOR THE STATE OF MARYLAND.

DATE: 11/11/2011

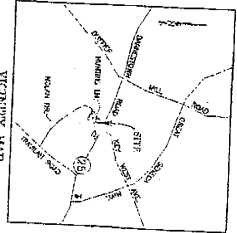
BY: [Signature]

PROJECT: POTOMAC COUNTRY CORNER

11/11/2011

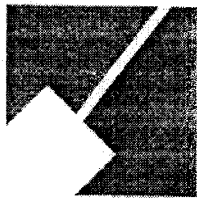
SEAL OF ARCHITECT

11/11/2011



POTOMAC COUNTRY CORNER
 DARNESTOWN (6th) ELECTION DISTRICT

CPI Charles F. Johnson & Associates, Inc.
 ARCHITECTS



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Richard Weaver, Development Review
Mary Beth O'Quinn, Development Review

FROM: Mark Pfefferle, Environmental Planning Division *MP*

DATE: September 12, 2003

SUBJECT: Preliminary Plan 1-03086
Site Plan 8-03033
Potomac Country Corner

The Environmental Planning staff has reviewed the preliminary and site plans referenced above. Staff recommends acceptance of the preliminary and site plan.

Background

The 3.93-acre site located property is located within the Muddy Branch watershed, a Use I watershed near the intersection of Darnestown Road (MD Route 28) and Key West Avenue. The site is bordered by Darnestown Road to the north, Hunting Lane to the west, single-family houses to the south and east. Immediately adjacent to the site is a Transcontinental Gas Pipeline.

The site was previously used as a gardening center. There are a number of structures on the site including a vacant and converted single-family house, miscellaneous wood shade structures, and greenhouse ruins leftover from the greenhouse business. The single-family house was previously converted into space for two separate businesses. There are no commercial activities presently onsite.

There are no floodplains or wetlands on the property. The adjacent Transcontinental Gas Pipeline property includes a non-vegetated stream and wetland area with associated environmental buffers. A portion of the environmental buffers intrudes onto the site along the southeast property line. The surface waters originate from the nearby single-family subdivision and flow southwest underneath the subject site. Running through the middle of the site is a 20-foot storm drain easement and parallel to this easement is a 20-foot wide WSSC sewer easement. The offsite surface water passes under the subject site within the easements. The water resurfaces as Waters of the United States approximately 250 feet west of the subject property. The site also includes a 0.45-acre low priority pioneer forest consisting of tulip popular and sassafras trees. The trees average 4 to 6 inches diameter at

breast height. The forest floor is covered with discarded nursery debris that includes both organic and plastic materials.

The applicant is proposing to remove the existing structures on the site and construct 29 townhouses and associated infrastructure. The property is zoned R-200 TDR 10.

Forest Conservation

The property includes 0.45-acres of low priority forest. The forest is dominated by young (4 to 6 inch diameter) tulip and sassafras trees. The ground cover includes many invasive plants and the Natural Resource Inventory/Forest Stand Delineation estimates that as much as 75 percent of the herbaceous layer is covered by invasive plants. In addition, the ground is heavily littered with organic nursery debris and plastic materials.

The total forest planting requirements for the subject site is 0.99 acres. The applicant is proposing to meet the forest conservation plan requirements through a combination of planting 0.54-acres of forest onsite and the remainder offsite. The 0.54-acre planting area is sufficient to meet the appropriate threshold onsite.

Environmental Buffers

The applicant is requesting a waiver from Section 50-32 of the Montgomery County Code. This section pertains to development within 100-year floodplains and stream valleys. Under the Environmental Guidelines, 100-year flood plains must be included in the stream valley buffers. On this particular site, the 100-year floodplain is created when the existing 48- inch culvert is blocked and water passes over the headwall. In the proposed development, the 100-year floodplain is the main street to enter and exit the subject site. If flooding conditions were to occur, it would be confined to the street.

The applicant is requesting a waiver from the Environmental Guidelines to permit the placement of permanent pervious surfaces in the stream valley buffer. The onsite stream valley buffer is approximately 15,000 square feet, or 0.34 acres of land. The applicant's justification for this encroachment is attached. In this site plan, Environmental Planning is not opposed to the encroachment into the stream valley buffer. The stream valley buffer is impacted by the previous commercial use. Currently uncontrolled stormwater pollutants are flowing into the stream. The pollutant sources will not be eliminated until the site is prepared for future use.

Environmental Planning considered requiring the applicant to protect and restore the stream buffer. However, the portion of the stream immediately upstream of the site is in a gas easement and the stream is in a concrete flume. This portion of the stream cannot be restored by this applicant. Transcontinental gas line properties typically remain free of all woody material. This inhibits the opportunity to provide a wooded riparian habitat in this section of the stream. The stream is also underground for approximately 250 feet downstream of the subject property. Protecting the stream buffer on the subject property and/or restoring the stream through day lighting practices would not result in an optimal situation. Water upstream of the subject property would go from an above ground

concrete flume with no forest cover to a restored riparian environment to an underground culvert. The potential benefits by restoring the stream cannot be quantified because of the immediate upstream and downstream impacts that appear permanent.

If the stream valley buffer that is currently on the site were to be protected and converted to forest the benefit would also be limited because the underground culvert would remain.

Approximately 6,000 square feet of land within the stream valley buffer drains to the surface water within the stream valley buffer. The remainder of the land within the stream valley buffer flows to the existing stormwater conveyance systems along Hunting Lane and Darnestown Road. The proposed development must capture and treat all stormwater generated on the property.

Environmental Planning is not opposed to providing a waiver for Section 50-32 of the Montgomery County code and a waiver to the Environmental Guidelines for permitting the limited encroachment into the stream valley buffer.

Noise

A noise analysis was conducted for the subject property and revealed that residential units proposed along Darnestown Road would be impacted by noise generated from vehicle traffic.

The applicant has proposed a number of techniques to mitigate the negative impacts of noise on future residents, including:

- Locating the residential units, at least 140 feet from the Darnestown Road centerline.
- Siting the units so they face Darnestown Road. This provides a noise-protected environment at the rear of the units.
- Constructing six-foot high noise berms within the area between the front of the residential units and Darnestown Road.
- Creating a forested area between the access road and Darnestown Road to meet the forest conservation plan requirements and provide psychological noise benefits. Foresting, or landscaping, noise generating gives residents perceived noise mitigation greater than is actually measured.

The proposed noise mitigation techniques will result in an exterior 2023 noise level of less than 65 dBA Ldn at the façade of the nearest residential unit. Because the applicant has reduced exterior noise levels through various techniques, no additional acoustical treatments are necessary to reduce the interior noise levels to an acceptable level. The applicants noise study concludes that the proposed exterior noise mitigation techniques in combination with good building practices, which are standard in all new developments, will reduce interior noise level to an acceptable level of 45 dBA Ldn.

Attachment

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

CPJ
Associates

Silver Spring, MD

Frederick, MD

Fairfax, VA

September 10, 2003

Mark Pfefferle
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Potomac Country Corner
1-30186
8-03033

Dear Mark:

On behalf of our client, Porten Homes, we are requesting a waiver of section 50-32, Chapter 50 of the Montgomery County Code. This section pertains to development of stream valley buffers.

The Potomac Country Corner site has been utilized as a commercial nursery for many years. The existing stream valley buffer, as shown on the approved Natural Resources Inventory and Forest Stand Delineation Map (4-03167), has been previously developed with paving, compacted vehicle parking areas, storage bins and other structures and for all practical purposes is 80% impervious. Only the very edge of the property line has allowed any sort of plant growth to penetrate this compacted and paved area. Of the approved stream valley buffer, only about 6,000 sf (or 40%) drains towards the stream. The existing storage bins in this area contain mulch, gravel and crushed gravel. All of these have a high particulate matter associated with them. Currently, drainage from these areas flows into the stream without any treatment of runoff. The original stream was piped thru the site via a 48" concrete pipe under permit with Montgomery County by the previous nursery owner and is currently a Montgomery County maintained storm drain system. The existing 48" pipe has a concrete channel at the upstream headwall and the channel area is not in a pristine condition. The drainage to this channel is approximately 50 acres so it is not at the headwater of the stream.

In considering the development of the property, there were many elements to weigh. From an environmental standpoint, the stream valley buffer, noise mitigation from Darnestown Road, and forest attenuation were issues which had to be addressed. Setting the units further back from Darnestown Road leaves a large area at the front of the site that, with berming and foresting, enhances noise attenuation. This area is adjacent to an existing open space parcel that is currently wooded and creates a large contiguous forested area separating the existing adjacent development. Furthermore, this area currently has paving and buildings which drain, untreated, to the stream valley buffer in question. By providing forested green space in this area, the quality of the runoff to the stream valley is improved and a large forest area adjacent to Darnestown Road is provided for all to see and enjoy.

The existing stream valley buffer, in its existing denigrated state, has only about 40% of its area draining to the stream and is 80% impervious. By use of grading and site layout, the area of the stream

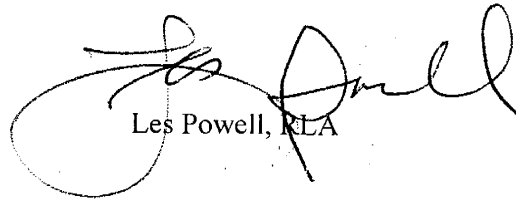
Mark Pfefferle
MNCPPC
Re: Potomac Country Corner
August 18, 2003
Page 2

valley buffer draining towards the stream is reduced by 90%. The green space percentage within the stream valley buffer is doubled to 40% from the existing 20%. Furthermore the site runoff will be treated in a Montgomery County DPS approved storm water management system. There is a significant improvement in environmental quality in the development of the property.

In the final analysis, we feel that increasing the green space percentage within the stream valley buffer, removal of the existing untreated impervious runoff to the buffer, foresting and berming of the existing paved/building area, and treating the site runoff in a Montgomery County approved storm water management system, provides for significantly a higher quality of runoff to the stream and provides a more sound environmental development, thus justifying the waiver.

If you have any questions, please feel free to call me at (301) 434-7000. Thank you for your consideration in this matter.

Sincerely,



Les Powell, RLA