



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

April 28, 2006

Ms. Caryn Williams
KCI Technologies, Inc.
14602 Greenview, Drive, #100
Laurel, MD 20708

Re: Stormwater Management **CONCEPT** Request
for North Four Corners
Preliminary Plan #: N/A
SM File #: 214508
Tract Size/Zone: 14.01 acres / R-50
Total Concept Area: 14.01 acres
Lots/Block: N/A
Parcel(s): 547, 801, 897, 899, 803
Watershed: Northwest Branch

Dear Ms. Williams,

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept consists of on-site water quality control via construction of three bio filters and one separator sand filter, and onsite recharge via impervious area disconnection and storage below the proposed bio filters. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review. All stormwater facilities must be designed per the most recent Montgomery County design specifications. It is agreed that proposed bio filter no. 2 may exceed the normal drainage area limitation of 1 acre, due to its location and to the fact that it is located on MNCPPC property.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.



155 Rockville Pike, 2nd Floor - Rockville, Maryland 20850-4166 - 240/777-6300, 240/777-6250 TTY

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

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

Sincerely,



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

RRB:am mca

cc. R. Weaver
S. Federline
SM File # 214500

ON - ON; Acres: 16
QL - ON; Acres: 14
Recharge is provided

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
NATURAL RESOURCES INVENTORY/FOREST STAND DELINEATION
COMMENTS**

TO: <u>Grace Fielder</u>	NRI/FSD #	<u>4-03130</u>
<u>G.E.Fielder and Associates</u>	Date Recd	<u>8/23/05</u>
Phone <u>410-423-6318</u>	Name of Plan	<u>North Four Corners Local Park</u>
	Fax	<u>410-423-632</u>

The subject Natural Resources Inventory/Forest Stand Delineation Plan has been reviewed by the Environmental Planning Division to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted (NRI/FSD plan and supporting information is in Environmental Planning Division file.)

RECOMMENDATIONS:

Approval. Forest Conservation Plan may be submitted. Approval may be subject to confirmation of floodplain and wetlands delineation at later planning stages. If DPS determines a floodplain is present, or if wetland-permitting agencies determine wetlands are present, the environmental buffer areas on the plan will have to be enlarged to incorporate those additional environmentally sensitive areas.

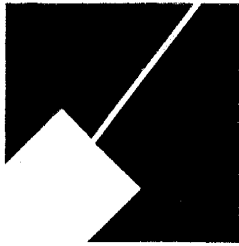
Note: When the NRI/FSD is approved and stamped by MNCPPC, please submit a copy of the approved plan as a PDF named Approved NRI/FSD. The NRI/FSD plan drawings are to be grouped and saved in numerical order within one file. All PDFs are to have a graphic scale.

SIGNATURE:  301 495-4546
Josh Penn
Environmental Planning Division

DATE: 8/23/05

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

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
301-495-4500, www.mncppc.org

August 16, 2005

MEMORANDUM

TO: Heidi Sussmann, Landscape Architect
Park Development Division

VIA: John Carter, Chief *JAC*
Community-Based Planning Division

FROM: Glenn Kreger, Silver Spring/Takoma Park Team Leader *GK*
Community-Based Planning Division

SUBJECT: North Four Corners Local Park Facility Plan

The Community-Based Planning Division would like to convey our enthusiastic support for the proposed Facility Plan for North Four Corners Local Park. The recommended Facility Plan provides a good balance of facilities in a visible location on a major highway that is served by public transit. The Facility Plan is consistent with the December 1996 *Approved and Adopted Four Corners Master Plan* which specifically recommended the expansion of the existing park through the acquisition of the six-acre tract at 315 University Boulevard (formerly occupied by a private school) to "provide additional active recreational resources in this heavily populated area." It is noteworthy that this Master Plan recommendation was supported by the community and was the basis for the County Council's decision to fund acquisition of the property.

The Facility Plan for North Four Corners Local Park proposes improvements to the existing portion of the park and new facilities in the six-acre addition to the park adjoining University Boulevard. The new facilities include additional parking; an off-street bike connection between University Boulevard and Edgewood Avenue, as recommended in the Master Plan; and a rectangular field that could be used for soccer. The rectangular field recommended in the Facility Plan responds to the growing demand for soccer fields in the increasingly diverse down-County area. In addition, it provides the flexibility for other types of activities. If community needs change in the future, the rectangular field could easily be adapted for another type of facility.

We understand that some in the immediate neighborhood oppose this component of the Facility Plan. However, we get few opportunities to provide soccer fields in the urban part of the County and should not pass up this rare opportunity. It is important to recognize that North Four Corners is classified as a Local Park, not a Neighborhood Park. Local Parks are larger facilities that serve a broader area than just the immediate neighborhood.

Some residents have expressed a concern about people from outside the neighborhood behaving inappropriately at the existing park (e.g., leaving trash, making noise, and perhaps engaging in questionable behavior) because they have no stake in the neighborhood. Clearly, such behavior should not be tolerated. It is up to us to design park facilities with CPTED in mind, regulate the use of our facilities, maintain them and police them. If we are successful, facilities like North Four Corners Local Park could become places where people from diverse backgrounds come together as one community, much like the soccer fields in the South Riding community in Loudoun County described in the July 24 Washington Post.

While we understand the concerns of those who already live near Four Corners Local Park, the way to address these concerns is not simply to leave the property in its "natural" condition. Given the cost of property in the urban area, it is essential to obtain active recreational facilities when we expand our parks—both in Four Corners and at Fenton Gateway Park. It is difficult to justify the cost of parkland acquisition simply to provide a buffer for the adjoining homeowners.

GK:ha: j:\cbp1\kreger\N4C LP

7/24/05

Finding the World in Loudoun County

With Soccer's Help, Unexpected Bonds Form in Diverse Development

By STEPHANIE MCCRUMMEN
Washington Post Staff Writer

The second pickup soccer match of the season came on a gray spring Tuesday. It was drizzling and cool, and by 6:30 p.m., a dozen or so men had gotten home from work, changed into shorts and walked from their houses over to a field in their Loudoun County development, a left beyond a glossy red Sheetz gas station and a split rail fence.

As always, Arthur Skaer — real estate agent, orchestrator, all-around community guy — came in his Olympic-flag windbreaker and was now yelling, "Antonio! *Que pasa?!?*" at his neighbor, Antonio Duenas, who is originally from Peru and who passed the ball to Falayi Adu, originally from Nigeria. Eventually, the players included residents who once called Morocco, Colombia, Iran, Cambodia, Somalia, Poland, Austria and Finland home, in addition to places such as Alexandria and Springfield.

When summer came, the assortment of nations expanded as neighbors from China, India, Haiti, Jamaica, Senegal, Spain, Ukraine, Mexico, Honduras, El Salvador, Brazil and Argentina were drawn to the field where once nothing was, and where about 4,700 brick and vinyl-sided homes now stretch along wide, tree-bordered streets, heralded by the wishful sign at the entrance: "South Riding,



BY RICKY CAROTI — THE WASHINGTON POST

Farid Elabderrahmani, Ibrahim Kahin and Jeff Branch chat on a soccer field. Branch and Elabderrahmani, from different parts of the world, are neighbors and friends.

Your New Hometown."

The scene, an extreme example of the growing diversity of the region's outermost suburbs, was probably noteworthy to demographers, and maybe surprising to people who imagine the rim counties of Northern Virginia as stultifyingly homogenous places. To the men on the field, though, it simply was what it was.

The matches had been going on for a few years now. Self-conscious jokes about couscous, or gringos, or the Somali army had been told, beers shared, hellos exchanged in the aisles of the Food Lion. Mustafa had become Moose. The novelty of differences had largely worn off, in other

See LOUDOUN, A14, Col. 1

For many residents of ethnically diverse South Riding, a 10-year-old planned community near Dulles International Airport, conversations about cultural differences have evolved into talk of television shows and children.

Ibrahim Kahin, originally from Somalia, travels up the field with the ball ahead of Farid Elabderrahmani, who in Morocco and Poland. The players belong to their development's pickup soccer team, dubbed South Riding.

Diverse Loudoun Community Forges Unexpected Bonds

LOUDOUN, From A1

words, leaving something more ordinary, perhaps, and yet no less significant to the people who live there.

"Last goal . . ." someone on the field called. "Uno mas!"

They played three more goals, snapped the ritual postgame photo, shirts and faces sweaty, and left.

Jeff Branch, 32, and Farid Elabderrahmani, 33, grabbed their stuff and walked together down the slope toward Edgewater Drive, past kids leaving baseball practice, parents pushing strollers and headlights gliding into driveways after work.

Soccer, the international sport, and more particularly, Skaer, who organizes the matches by e-mail, were magnets that brought the two men together. But so were market forces, a bit of social engineering and the universal allure of a new house with decent square footage.

Elabderrahmani, who grew up in Morocco and Poland, came to the United States as a graduation present after college and decided to stay. He lived in Arlington first, then Reston and Centreville. On Christmas Eve in 2000, he and his wife, who is Peruvian, visited a friend in South Riding. They liked the clean newness of it, the sense of safety created by the self-contained streets, he recalled, and decided to buy a townhouse.

Branch was an Army kid and grew up all over the world but most recently lived in Rockaway, N.Y. He got a job offer in the area and moved with his wife to South Riding, a few miles southwest of Dulles International Airport, the same year as Elabderrahmani. Their reasons were similar: It was a relatively affordable place that approximated their ideal of what a neighborhood should be.

Having moved to a planned community with fields and parks and sidewalks intended to lure people outdoors, it was not quite accidental that the two men, independent of each other, came upon Skaer's pickup soccer match the way many people did: driving past the field on their way home from work.

Skaer, who likes to fling around rudimentary Spanish phrases such as *muy bonita* and who has an abiding interest in world cultures, welcomed the walk-ons to the nascent team, which was eventually named South Riding United, less for sentimental reasons than as a nod to the world-renowned Manchester United team from England.

At first, Elabderrahmani said, he assumed he'd "have nothing in common with this redheaded guy," Branch. The redheaded guy recalled that he just wanted to play, really. But after a few games, they started to joke around, and, as soccer players do, they hugged after goals. They noticed that they pulled into driveways within eyesight of each other.

"So we started talking," Elabderrahmani said. "You know, 'What do you do? What do *you* do?'"

Elabderrahmani was working in Herndon for Allstate Insurance. Branch was starting a job running an assisted living facility in Oakton. He had a couple of dogs, and Elabderrahmani offered to come over and help walk them, even though he didn't like dogs. "And that was how it started," Elabderrahmani said of their friendship.

At first, there were questions about religion — Branch is Catholic; Elabderrahmani is Muslim — and a curiosity about cultural trappings.

Elabderrahmani, whose wife is Catholic, explained to his friend certain types of prayers and the Muslim holy month of Ramadan, and Branch watched him and other Muslim players struggle through matches the month of the fast.

Branch lost relatives and friends on Sept. 11, 2001, and the two men had conversations about that day and about the causes of religious extremism.

Elabderrahmani, who has been in this country about 12 years, asked Branch about such things as Social Security, Medicare and the meaning of "dude."

And as the months passed, the two moved beyond whatever initial awkwardness existed and found

their common ground. Conversations turned to the intricacies of workdays, women and "Seinfeld."

"The guy is from Morocco, and his favorite thing is 'Seinfeld,'" Branch said. "I'm not a huge fan, but he couldn't stop going on and on about it, and he was explaining to me how funny it is. I'm like, 'I don't get it.' So, things like that come up a lot."

There were cookouts and block parties. They both bought new

houses in South Riding and helped each other move, and they have come to rely on each other for smaller favors, drives to the airport or errands. Elabderrahmani helped Branch find a baker who could make a Barbie birthday cake for his daughter, and Elabderrahmani came to the party afterward.

"He just stood off to the side and said, 'Just to see your daughter so excited is great,'" Branch recalled. "Then, at 8 p.m., I get a call, and he

wants to walk the dog because he wants to talk about work. It's so funny."

Of his friend, Elabderrahmani just said, "I love that guy."

On Tuesday, the match at Donegal field got going about 7 p.m.

Branch and Elabderrahmani were there, and the assembly included two players from Ghana. Skaer shook their hands and told them to come again.

When Jean Jupiter showed up, someone yelled, "There's a Haitian in the house!"

Off in the middle of an adjacent field, a woman in pink robes was meditating.

Over by a pond, Satya and Vijaya Parakala took a walk with their son.

There was the sound of hammers and power saws in the Angberlea section, where townhouses had signs on the windows: "Future Home of the . . . s."

When he thought about it,

See LOUDOUN, A15, Col. 1