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REGULATORY REVIEW EXTENSION REQUEST

Request #1 Request #2/3

M-NCPPC Staff Use Only			
File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Bradley Hills Grove Section 2 **Plan No.** 120230090

This is a request for extension of: Project Plan Sketch Plan
 Preliminary Plan Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 9/12/24

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

Owner, Owner's Representative, Staff (check applicable.)

Lane Kurkjian	CAS Engineering
<i>Name</i>	<i>Affiliation/Organization</i>
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<i>Street Address</i>	
Frederick	MD
<i>City</i>	<i>State</i>
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	<i>Zip Code</i>

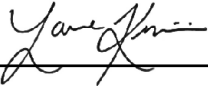
We are requesting an extension for 6 months until 3/13/25

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant hereby requests the approval of an extension to the MNCPPC Planning Board. January 2024 Staff comments requested the applicant pursue the replacement / upgrade of a public / private storm drain system. Discussions with two private property owners are necessary, as is an investigation of impacts related to upgrading the existing system and imposing storm drain easements on private properties. The applicant requests additional time to meet with affected property owners and to perform necessary storm drain evaluations. Additionally, potential changes to 100-yr floodplain maps will also need to be evaluated. The applicant has retained counsel to assist in discussions with property owners.

A six (6) month extension is hereby requested with Planning Board hearing until 3/13/25.

Signature of Person Requesting the Extension


 Signature

7/29/24
 Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.

Lane Kurkjian

From: Gatling, Tsaiquan <tsaiquan.gatling@montgomeryplanning.org>
Sent: Thursday, January 25, 2024 9:45 AM
To: Lane Kurkjian; Jeff Robertson
Cc: Whelan, William; Musico, William; Dickel, Stephanie; Hisel-McCoy, Elza; Etheridge, Mark; Torma, Rebecca
Subject: RE: PP 120230090 - SD Analysis Comments
Attachments: Meadowlark Floodplain Map.png

Lane,

Thanks for reaching out. Since you previously filled me in on the details regarding the storm drain issues which have delayed the final agency approval letters for the Bradley Hills Grove Preliminary Plan, Planning Staff has had a chance to meet with Billy Whelan, Mark Etheridge, and Bill Musico to discuss the issues and potential avenues forward. Please review the following comments which were compiled during that meeting:

MCDOT -

- The existing, downstream 15" RCP system is undersized under existing and proposed development conditions.
- The 15" RCP segment that runs between 8600 & 8604 Burning Tree Road will need to be upgraded to a 24" RCP under proposed development conditions. However, there is no easement currently.
- To replace the existing 15" RCP between the homes at 8600 & 8604 Burning Tree Road, the applicant will be required to obtain an easement that grants DOT access between these properties.
- The easement will need to be recorded in the County Land Records.

MCDPS -

- The downstream storm drain does not have the capacity for the anticipated increase in runoff associated with this subdivision. It is not practicable to provide 10-year control on these residential lots.
- When considering the increasing capacity of a storm drain which directly connected to a floodplain, we should also consider its effects on runoff and the floodplain. A floodplain delineation study should also be considered.
- Several houses along Burning Tree Rd (8610, 8604, 8600, and 8520) are coincidentally being mapped into FEMA's proposed flood insurance rate maps. These flood map changes will happen around February 2025 and they are not related to this proposed subdivision but the timing of the two items can cause them to be conflated. (see attached image)

Based on the above comments, in order to obtain MCDOT and MCDPS approval for the Preliminary Plan, the reviewing agencies are requiring that the existing storm drain be upgraded in order to adequately handle the increase in runoff which would exacerbate the capacity already present in the existing system. This required upgrade also necessitates that, as part of the Application, an easement be obtained for the work and future maintenance. While MCDOT will address future maintenance, the upgrades and easement will be the responsibility of the Applicant/your client. For further questions on these topics, please reach out to MCDOT/MCDPS directly as they are the lead agencies for these items.

While I'm sure that a discussion with your client will be needed in order to determine the direction you wish to take, we also have to work within the review period for the Application; currently the review period is due to expire on February 15, which we previously identified as the Planning Board Hearing date of the project. I am happy to work with you on an extension request in order to provide more time to coordinate as needed. Please feel free to let me know how I can assist moving forward.

Thank you,

Tsaiquan

Tsaiquan Gatling

Planner III, DownCounty Planning

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