



A. Water Quality Plan: Clarksburg Cluster Elementary School Clarksburg Village Site No. 1



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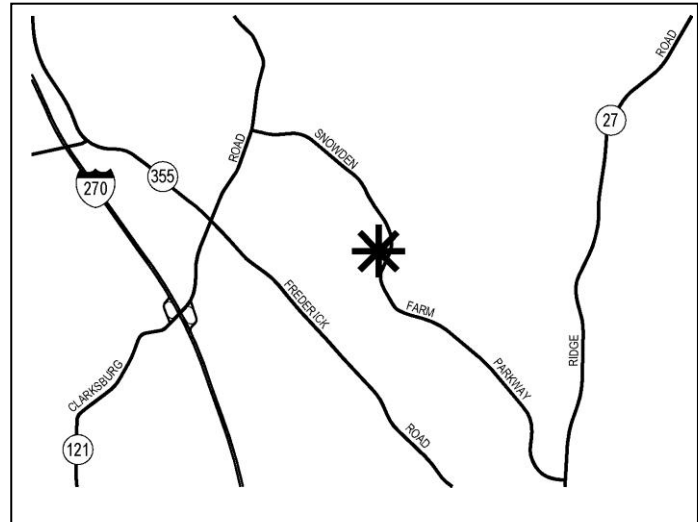
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**A. Water Quality Plan
Clarksburg Cluster Elementary School
Clarksburg Village Site No. 1**

New elementary school and park, located at 12520 Blue Sky Drive and along Snowden Farm Parkway, 9.29 acres, R-200/TDR 3, Clarksburg Master Plan.

Staff Recommendation:

Approval with conditions.



summary

SPA PRELIMINARY/FINAL WATER QUALITY PLAN REVIEW

There are two items for Planning Board review for this project: the Mandatory Referral and the Special Protection Area (SPA) Combined Preliminary and Final Water Quality Plan. This memorandum covers staff's review and recommendations on the SPA Combined Preliminary and Final Water Quality Plan.

The Board's action on the SPA Water Quality Plan is regulatory and binding. The Planning Board must act on the SPA Water Quality Plan before it can proceed to make recommendations on the mandatory referral.

STAFF RECOMMENDATION

The staff recommends approval of the combined Preliminary and Final Water Quality Plan with the following condition:

- Achieve a maximum of 39 percent impervious level on the school site.

DISCUSSION

Review for Conformance to the Special Protection Area Requirements

Montgomery County Public Schools (MCPS) proposes to construct a new elementary school along the Snowden Farm Parkway north of Grand Elm Street within Clarksburg Village. The project area is within the Clarksburg Special Protection Area (SPA).

As part of the requirements of the Special Protection Area law, a SPA Water Quality Plan should be reviewed in conjunction with a mandatory referral¹. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a water quality plan. DPS has reviewed and conditionally approved the elements of the Preliminary/Final Water Quality Plan under its purview. The Planning Board responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and site imperviousness limits have been satisfied.

ANALYSIS

Environmental Buffers

There are neither streams nor buffers of streams located on or adjacent to the school site.

Forest Conservation

The school project was approved as part of the much larger Clarksburg Village forest conservation plan (FCP 120010300). This FCP has been subsequently amended with more detail as various site plans have been approved. See attached recent FCP approval (**Approval of Final Forest Conservation Plan**

Most of the forest mitigation for the Village is taking place within the 775 acres, but none of it on or adjacent to the school site, which had been an old farm field. No forest or individual specimen trees will be disturbed with the construction of the school.

¹ Section 19-62 (c) of the Montgomery County Code states that “ before engaging in any land disturbing activity on publicly owned property in an area designated as a special protection area, the applying agency or department should prepare a combined preliminary and final water quality plan.”

Site Imperviousness

The Clarksburg SPA does not have an impervious surface restriction as is the case for Upper Paint Branch and Upper Rock Creek. However, impervious levels must be minimized to the extent possible.

The applicant has minimized the amount of new impervious surfaces for the project by using a number of strategies. First, the school building itself is two stories high over most of the building area, reducing the footprint required. Second, 75 parking spaces (including standard and ADA accessible spaces) have been proposed, in lieu of the approximately 90 parking spaces typically provided for elementary schools in Montgomery County. On-site parking areas will be available for use by visitors to the adjacent Park property during non-school hours. Finally, an initially proposed convenience exit from the parent drop-off loop onto Blue Sky Drive has been removed from the design at the request of M-NCPPC during the pre-application process, further reducing the amount of paved area.

These measures have achieved a 39 percent impervious level for the proposed school site. This does not include minor improvements on the adjacent park property.

Impervious calculations submitted by the Applicant are as follows:

Total school site: 9.29 ac.

Total Impervious: 3.63 ac./39 percent

Total Non-impervious: 5.66 ac./61 percent

County DPS Special Protection Area Review Elements

DPS has reviewed and conditionally approved the elements of the SPA water quality plan under its purview:

- Stormwater Management
- Sediment Control
- Performance Goals
- Monitoring

Detailed requirements for these elements are discussed on the attached approval memo dated June 25, 2012 (see DEP Approval of Preliminary/Final Water Quality Plan).

ATTACHMENTS

- **Approval of Final Forest Conservation Plan**
- **DEP Approval of Preliminary/Final Water Quality Plan**

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

November 24, 2010

Kate Kubit
Clarksburg Village Investments, Inc.
1355 Beverly Road
Suite 240
McLean, VA 22101

Re: Forest Conservation Plan Amendment
Clarksburg Village – Phase I
Plan Number 820030020

Dear Ms. Kubit:

Based on the review by Environmental Planning staff of the Montgomery County Planning Department, the amended Final Forest Conservation Plan submitted on November 18, 2010 is approved.

This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent additions or modification planned for this development, a separate amendment must be submitted to the Planning Department for review and approval prior to those changes occurring. If you have any questions regarding these actions, please feel free to contact me at 301 495-4730.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Pfefferle".

Mark Pfefferle
Forest Conservation Program Manager

Cc: Plan 820030020



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 25, 2012

Mr. Robert Barrick, PE
ADTEK Engineers, Inc.
97 Monocacy Blvd., Unit H
Frederick, Maryland 21701

Re: **Preliminary/Final Water Quality Plan**
for Clarksburg Elementary School #1
SM File #: 242263
Tract Size/Zone: 9.29 acres/R-200
Watershed: Little Seneca Creek

SPECIAL PROTECTION AREA

Dear Mr. Barrick:

Based on a review by the Department of Permitting Services, the Preliminary/Final Water Quality Plan (P/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 proposal is for the construction of an Elementary School and the associated infrastructure on a 9.29 acre property located on Grand Elm Street in the Clarksburg Village Subdivision. This is located within the portion of the Little Seneca Creek watershed which is in the Clarksburg Special Protection Area.

Stormwater Management: The stormwater management concept proposes to provide 1" of onsite treatment via ESD methods. These include green roofs, micro-bioretenion, bioswales and infiltration berms. The site will then drain into an existing storm drain system that outlets to a surface sand filter and ultimately a Cpv dry pond in the Clarksburg Village Subdivision.

Sediment Control: Redundant sediment controls are to be used throughout the site. The use of sediment traps with forebays that provide 125% of the normally required storage volume is acceptable for larger disturbed areas. 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 with emphasis on immediate stabilization.

Performance Goals: The performance goals that were established at the pre-application meeting still apply. The performance goals are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading.
3. Minimize nutrient and toxic substance loading on playing fields.

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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 are described in the "Attachment to the Preliminary/Final Water Quality Plan" memorandum by DEP and included with this approval letter.

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.

Conditions of Approval: The following items will need to be addressed during the detailed sediment control/stormwater management plan stage. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide additional stone under the micro-bioretenion areas to enhance groundwater recharge.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

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

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 Water Quality Plan requirements.

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:img:CN242263

cc C. Conlon (MNCPPC-DR)
K. Nelson (MNCPPC-ED)
M. Rockman (MCDEP)
L. Galanko
SM File # 242263

ESD and on-site 9.29 ac.