



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

TO: Montgomery County Planning Board

VIA: Frederick Vernon Boyd, Acting Chief, Area 3 *fb*

FROM: Mary Jo Kishter, Senior Planner Area 3 *MJK*

SUBJECT: **Supplemental Staff Report for Preliminary Forest Conservation Plan and Preliminary/Final Water Quality Plan No. PP2015002: Little Bennett Regional Park Trail Connector**

SUMMARY

This Supplemental Staff report is an update to Staff Report Completed on September 14, 2015 for Item Nos. 4A and 4B, Planning Board Hearing Date September 24, 2015. On September 16, 2015, the Montgomery County Department of Permitting Services confirmed that a Water Quality Inventory was acceptable, and that a Water Quality Plan for the project was not required. Therefore, the Preliminary/Final Water Quality Plan has been removed from the agenda and all references to a water quality plan in the Staff Report should be disregarded.

AGENDA UPDATES

Item 4A. Staff recommends approval of the Preliminary Forest Conservation Plan No. PP2015002, with conditions.

Original Item 4B. The Preliminary/Final Water Quality Plan has been removed from the agenda because the Montgomery County Department of Permitting Services (“MCDPS”) has determined that a Water Quality Plan is not required. The Planning Board agenda has been updated to reflect this by renaming the Montgomery County Department of Parks’ Facility Plan for this project (previously listed as Item 4C) as Item 4B.

STAFF REPORT UPDATE

On May 22, 2015, the Montgomery County Department of Parks (“Applicant”) filed an application for approval of a forest conservation plan and preliminary/final water quality plan to construct an 8 to 12-foot-wide, hard-surface, multi-use trail on the east side of MD 355 (Frederick Road), connecting an existing asphalt trail from Snowden Farm Parkway to the south entry of the future Little Bennett Regional Park Day Use Area (“Application”). The project includes stream restoration improvements within Sopers Branch tributary and stormwater management mitigation for MD 355.

On September 14, 2015, the Staff Report was posted online, and the approval memo from MCDPS for its portion of the Water Quality Plan review was pending. The Staff Report included a recommendation to approve the Preliminary/Final Water Quality Plan for the project conditioned on receipt of MCDPS' approval memo prior to Planning Board approval of the Water Quality Plan. On September 16, 2015, MCDPS confirmed in writing that a Water Quality Inventory was acceptable, and that a Water Quality Plan for the project was not required. Under the provision of the SPA law, the Montgomery County Department of Permitting Services is the lead agency for determining applicability of Chapter 19 of the Montgomery County Code, including the requirements to either submit a Water Quality Plan or a Water Quality Inventory. MCDPS has determined that this Application is not required to submit a Water Quality Plan and only requires a Water Quality Inventory. M-NCPPC has no regulatory action involved with the approval of a Water Quality Inventory; therefore, the Preliminary/Final Water Quality Plan has been removed from the Planning Board agenda and all references to a water quality plan in the Staff Report should be disregarded.

MCDPS approved a Water Quality Inventory, including a stormwater management concept, for the Application by letter dated September 16, 2015 (Attached). Stormwater management will be accommodated by using Environmental Site Design practices including permeable pavement, a rain garden, sheet flow to a conservation area and non-rooftop disconnection. Payment of stream and BMP monitoring fees will be required by the Applicant for the areas located in the Special Protection Area.

Attachment: MCDPS Approval Memo



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

September 16, 2015

Ms. Gabrielle Myers
Charles P. Johnson & Associates, Inc.
910 Clopper Road, Suite 215N
Gaithersburg, Maryland 20878

Re: Stormwater Management **CONCEPT and Water Quality Inventory** Request for Little Bennett Regional Park Trail Connector
SM File #: 268615
Tract Size/Zone: 26.66 acres/Parkland
Total Concept Area: 4.55 acres
Watershed: Little Seneca and Little Bennett

Dear Ms. Myers:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept and the Water Quality Inventory for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via a combination of permeable pavement, a rain garden, sheet flow to a conservation area and non-rooftop disconnection.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. The area proposing the sheet flow to a conservation area should consider using a 1' minimum grass shoulder between the sidewalk and the proposed pea gravel diaphragm/level spreader for safety. It doesn't appear that the pea gravel diaphragm will be needed along this entire length.

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**. Payment of Stream and BMP monitoring fees will be required for the areas located in the Special Protection Area.

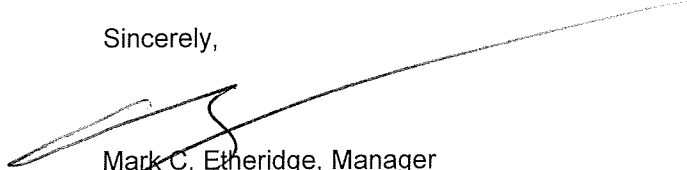
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically 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

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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 Leo Galanko at 240-777-6242.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: me lmg

cc: C. Conlon
Ching-Fang Chen (MNCPPC-Parks)
SM File # 268615

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|-------------------|------|
| ESD Acres: | 4.55 |
| STRUCTURAL Acres: | 0 |
| WAIVED Acres: | N/A |