



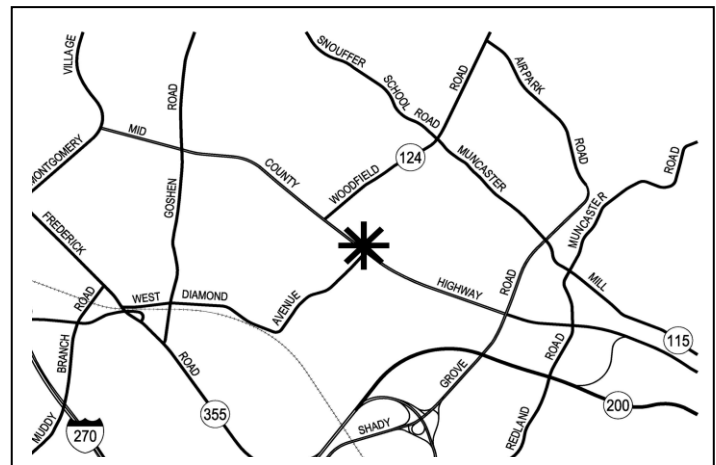
Washington Grove Lane: Preliminary Plan No. 120140230

-  Patrick Butler, Planner Coordinator, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561
-  Khalid Afzal, Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
-  Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Description

Staff Report Date: 6/12/15

- Request to subdivide the Subject Property (County owned) into four lots to allow for four single-family detached dwelling units for income qualified buyers;
- Located in the northwest quadrant of the intersection of Midcounty Highway and Washington Grove Lane;
- Approximately 1.25 acres; R-90/TDR 5.0 Zone; in the 1990 *Gaithersburg Vicinity Master Plan* area;
- Applicant: Habitat for Humanity contract purchaser, land owned by Montgomery County;
- Filing Date: June 4, 2014.



Summary

- Staff recommends approval with conditions.
- By approving this Preliminary Plan, the Planning Board is also approving the Preliminary Forest Conservation Plan.
- 50-24(b) requires the Applicant to provide a sidewalk as part of the standard frontage improvements for a subdivision. Per 50-35(n) the Planning Board may require a developer to provide a reasonable amount of offsite sidewalks or sidewalk improvements. The Applicant opposes the requirement to install either the standard frontage improvement or the offsite sidewalk extension from the Subject Property to a bus stop on the west side of Washington Grove Lane approximately 270 feet north of the site. Staff is requiring this offsite extension in lieu of approximately 365 linear feet of sidewalk (typically required by the County Road Code) along the Property's Midcounty Highway frontage, and recommends a 50-38 waiver of 50-24(b).

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan No. 120140230 subject to the following conditions:

1. This Preliminary Plan is limited to four lots for four single-family detached units for income qualified buyers. All four units must be sold or resold to households whose income level is at or below 60% of the area median income for the Washington Metropolitan Statistical Area for a period of at least thirty (30) years, or as otherwise provided in an agreement reached between the Applicant and Montgomery County to ensure the units serve as low or moderate income housing.
2. The Applicant must comply with the tree protection and tree save measures shown on the approved final forest conservation plan. Tree save measures may be modified by the M-NCPPC forest conservation inspector at the pre-construction meeting. Tree save measures not specified on the final forest conservation plan may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.
3. Prior to any demolition, clearing, or grading on the Subject Property, the Applicant must record in the Land Records of Montgomery County a Certificate of Compliance Agreement approved by the M-NCPPC Office of General Counsel for use of a forest mitigation bank to satisfy the applicable forest conservation planting requirement, or pay an equivalent fee-in-lieu.
4. Prior to issuance of a building permit, the applicant must provide Staff with certification from an engineer specializing in acoustics that the building shell has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
5. After construction is complete, and prior to issuance of final residential occupancy permits, the Applicant must provide staff with a certification from an engineer specializing in acoustics confirming that the dwelling units were constructed in accord with the approved specifications for noise attenuation.
6. The Applicant must dedicate approximately 15 feet of right-of-way along the Subject Property's frontage on Washington Grove Lane for a total of 85 feet from the opposite right-of-way line. The Applicant must reflect the dedication on the record plat.
7. Prior to recordation of plat(s), the Applicant must satisfy the provisions for access and improvements as required by the Montgomery County Department of Transportation (MCDOT).
8. Prior to issuance of any Use and Occupancy Certificate, the Applicant must improve the safety of the pedestrian crosswalk across the northwest leg of Midcounty Highway by extending the median to create an at-grade protected pedestrian refuge. The improvement must comply with MCDOT's intersection design criteria and their Pedestrian Safety Initiative and Safe Routes to School Program.
9. Prior to issuance of any Use and Occupancy Certificate, the Applicant must provide a 5-foot wide sidewalk along the Subject Property's Washington Grove Lane frontage, and extend this 5-foot wide sidewalk offsite approximately 270 feet north to the bus stop located on the west side of Washington Grove Lane. This condition may also be satisfied by confirmation that MCDOT has accepted this segment of sidewalk construction as part of the Annual Sidewalk Program (CIP #506747).
10. The Planning Board accepts the recommendations of MCDOT in its letter dated February 26, 2015, and hereby incorporates them as conditions of the Preliminary Plan approval, except for recommendation No. 5, which is addressed independently in a separate condition of approval, and recommendation No. 8. Except for recommendation Nos. 5 and 8, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of this Preliminary Plan approval.

11. The Planning Board accepts the recommendations of the Department of Permitting Services (DPS) stormwater management concept approval letter dated April 8, 2015, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DPS provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.
 12. The Certified Preliminary Plan must contain the following note: Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of issuance of building permits. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for this lot. Other limitations for site development may also be included in the conditions of the Planning Board's approval.
 13. The record plat must reflect common ingress/egress and utility easements over all shared driveways.
 14. The Adequate Public Facility (APF) review for the Preliminary Plan Amendment will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution.
 15. All necessary easements must be shown on the record plat.
-

Vicinity and Site Description

The R-90/TDR 5.0-zoned Property (owned by the County and outlined in red) is located in the northwest quadrant of Midcounty Highway and Washington Grove Lane in the *Gaithersburg Vicinity Master Plan* area. The surrounding properties are primarily single-family detached dwellings, townhomes, and garden apartments. A bus stop is located just north of the Property, also on the west side of Washington Grove Lane.



Image 1 – Vicinity Map

The Property is approximately 1.25 acres in size, and fronts on Midcounty Highway and Washington Grove Lane. It is relatively flat and undeveloped, with approximately .77 acres of existing forest onsite. There are two specimen trees located on the Property, and one specimen tree on an adjacent property that will be affected by the proposed development. There are no streams, wetlands, or floodplain areas on the Property.

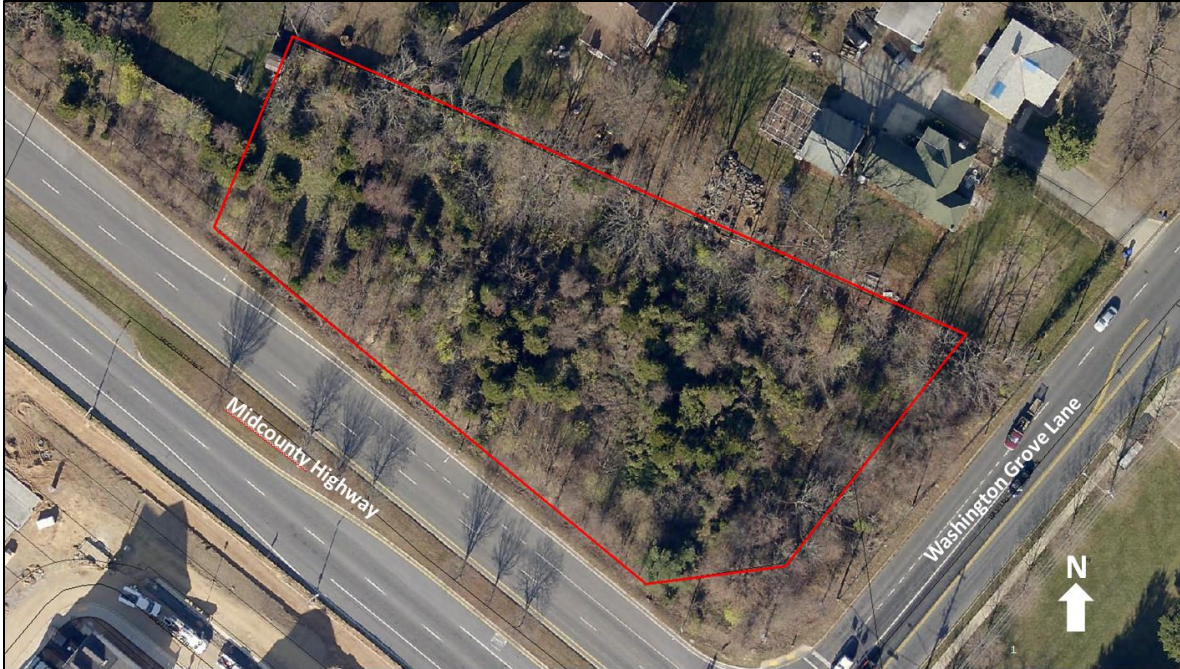


Image 2 – Site View

Proposed Project

The proposed Preliminary Plan (Attachment 1) will subdivide the Property (Parcel 455) into four lots for four single-family detached dwelling units. Habitat for Humanity has a contract purchase with the County, and has agreed they will only sell the four homes to income qualified buyers as conditioned in their agreement with the County and this report. The Applicant is providing an additional 15 feet of right-of-way dedication for Washington Grove Lane, consistent with the *Gaithersburg Vicinity Master Plan*. A sidewalk is proposed to serve the Property along the frontage of Washington Grove Lane. The Property will be served by public water and sewer, and shared pedestrian and vehicular access is proposed from Washington Grove Lane. There is a second vehicular access point that is for emergency services only, which is closer to the intersection of Midcounty Highway and Washington Grove Lane.

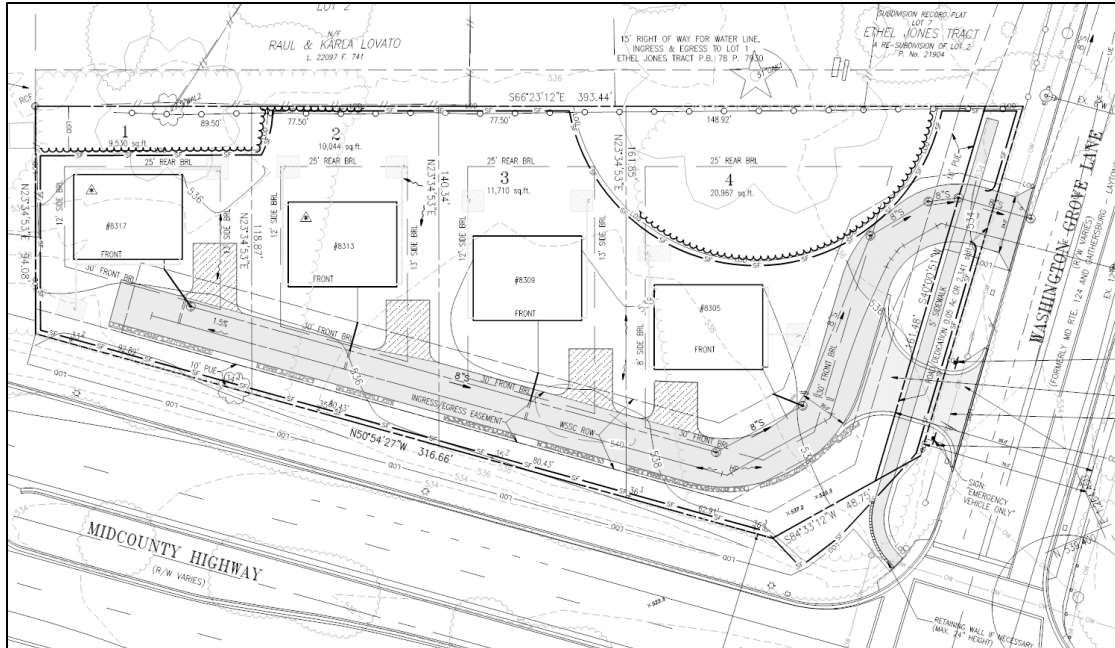


Image 3 – Preliminary Plan (Buildings Footprints Are Conceptual)

Community Outreach

The Applicant has complied with all submittal and noticing requirements, and staff has not received correspondence from any community groups as of the date of this report.

MASTER PLAN CONFORMANCE

The 1990 *Gaithersburg Vicinity Master Plan* recommended the R-90/TDR 5.0 Zone and residential land use for the Property. While there are no specific recommendations for the Property that are applicable, the Master Plan contains a general recommendation regarding vehicular and pedestrian connectivity. The proposed Preliminary Plan will satisfy that recommendation by providing adequate vehicular and pedestrian access to the site, and by improving a sidewalk, and providing offsite extension to a nearby bus stop, along Washington Grove Lane, as recommended by MCDOT and Staff. The proposed application will create four lots that are consistent with the zoning and residential use identified by the Master Plan. Therefore, Staff finds the proposed Preliminary Plan to be in substantial conformance with the *Gaithersburg Vicinity Master Plan*.

PUBLIC FACILITIES

Vehicular Access Point

The proposed vehicular access to the site is from Washington Grove Lane.

Public Transit Service

The following four Ride On routes serve this site:

1. Route 57 operates along Washington Grove Lane and connects between the Shady Grove Metrorail Station and the Lakeforest Mall Transit Center every 15 to 30 minutes on weekdays and weekends.

2. Route 60 operates on the northeast leg of Washington Grove Lane and the southeast leg of Midcounty Highway and connects between the Shady Grove Metrorail Station and the Montgomery Village Center every 30 minutes on weekdays only.
3. Route 64 operates on the northeast leg of Washington Grove Lane and the southeast leg of Midcounty Highway and connects between the Shady Grove Metrorail Station and the Montgomery Village Center every 15 to 30 minutes on weekdays and weekends.
4. Route 65 operates along Midcounty Highway and connects between the Shady Grove Metrorail Station and the Montgomery Village Center every 15 minutes on weekdays only.

Master-Planned Roadways and Bikeway

In accordance with the 1985 *Gaithersburg Vicinity Master Plan*, as amended, and 2005 *Countywide Bikeways Functional Master Plan*, the master-planned roadways and bikeway are as follows:

1. Midcounty Highway is designated as a four-to-six-lane major highway, M-83, with a recommended 150-foot right-of-way and a bikeway, S-82. Similarly, the *Countywide Bikeways Functional Master Plan* recommends a shared use path, SP-70 along Midcounty Highway. The existing right-of-way is 150 feet wide along the property frontage, and an existing shared-use path is located on the opposite side of Midcounty Highway.
2. Washington Grove Lane is designated as a primary residential street with a recommended 70-foot right-of-way and no bikeway. The existing right-of-way is 70 feet wide along the property frontage.

Pedestrian Facilities

Currently sidewalks do not exist along the property frontages of Washington Grove Lane or Midcounty Highway. The Applicant is proposing to construct a sidewalk along the property frontage of Washington Grove Lane. A sidewalk is not proposed along the Midcounty Highway frontage where there is no other sidewalk on this side of Midcounty Highway, but is required by the County Road Code. Therefore, MCDOT and Staff recommend, in lieu of a sidewalk along the Midcounty Highway frontage (approximately 365 feet), that the Applicant provide an off-site extension of the proposed 5-foot-wide sidewalk along the west side of Washington Grove Lane to the north approximately 270 feet to the existing bus stop. This connection would provide a paved access to the bus stop served by Ride On routes 57, 60, and 64 operating along Washington Grove Lane, and provide a more useful connection than the standard frontage improvements that would typically be required along the Midcounty Highway frontage of the Property. This offsite extension would provide a safe means of access for the proposed development and surrounding community.

A protected at-grade pedestrian crossing of the existing median is recommended on the Midcounty Highway northwestern leg by extending the raised median in front of the crosswalk. This improvement would satisfy the County's Pedestrian Safety Initiative and Safe Routes to School program, as the Shady Grove Middle School is 3/8 of a mile to the southeast, and the Forest Oak Middle School is 3/4 of a mile to the northwest of the Midcounty Highway/Washington Grove Lane intersection.

Local Area Transportation Review (LATR) Test

The proposed residential development will generate four AM peak-hour trips within the peak-period (6:30 to 9:30 a.m.) and four PM peak-hour trips within the peak-period (4:00 to 7:00 p.m.). A traffic study is not required because the proposed land use generates fewer than 30 peak-hour trips within the weekday AM and PM peak periods; and thus the LATR test is satisfied.

Transportation Policy Area Review (TPAR) Test

A transportation impact tax payment is not required to satisfy the TPAR test because the Subdivision Staging Policy (i.e., page 15 of County Council's Resolution No. 17-1203.) states that:

"All trips generated by any moderately priced dwelling units (MPDU) and any other low- and moderate-income housing which is exempt from paying a development impact tax must be also be exempt from any TPAR payment."

Since the proposed project is a qualified affordable housing project, it is exempt from paying a development tax, and it is also exempt from any TPAR payment. The TPAR test is therefore satisfied.

Schools

The Property is located in the Magruder Cluster, which currently requires a schools facility payment at the Elementary School Level. Since the proposed development is entirely MPDUs, the proposed development is exempt from the required payment.

Other Public Facilities and Services

The proposed development will be served by public water and sewer systems. The Montgomery County Fire and Rescue Service reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following the construction of the project. Electric, gas and telecommunications services are available and adequate.

Based on the analysis and conditions above, Staff finds that Adequate Public Facilities exist to serve the proposed development.

ENVIRONMENT

The Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) and the Applicant has obtained approval of a Natural Resources Inventory/Forest Stand Delineation and submitted a Final Forest Conservation Plan (Attachment 2) in conjunction with the Preliminary Plan.

Environmental Guidelines

A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) (No. 420140780) for the site was approved by staff on February 3, 2014. The site contains no streams or their buffers, wetlands or their buffers, 100-year floodplains, or rare, threatened or endangered species. The proposed project is in compliance with the *Environmental Guidelines*.

Forest Conservation Plan

The net tract area is 1.21 acres, which includes area for utility connections and driveway construction, less 0.5 acres of dedication for roads and improvements not being constructed as part of this development. There is 0.77 acres of existing forest which includes two trees between 24 and 27 inches diameter at breast height on the Property. There is one 51 inch dbh red oak tree on the adjoining property. The Applicant shows no impact to this tree or its Critical Root Zone and therefore a tree variance is not required.

The Final Forest Conservation Plan shows the removal of all 0.77 acres of forest, which requires 0.62 acres of reforestation. Credit of 0.04 acres is being given for landscaping, leaving a remaining reforestation obligation of 0.58 acres. The Applicant proposes to meet this requirement through offsite forest banking or through payment of a fee-in-lieu.

Noise

The Applicant is required to mitigate noise from Midcounty Highway for the proposed dwelling units. The Applicant is using the housing structures to shield outdoor use areas in the rear yards from excessive road noise. The Applicant is required to keep noise levels at 65 dbA or less in the rear yards, and materials and construction methods will be used to ensure compliance with the indoor noise standard of 45 dbA or less.

Stormwater Management

A stormwater management concept plan was approved by the Montgomery County Department of Permitting Services on April 8, 2015. The plan proposed to meet stormwater management requirements via the use of drywells, micro-infiltration trenches, permeable pavement, and disconnection of runoff.

Conclusion

Staff finds the Preliminary Plan to be in compliance with Chapter 22A, Forest Conservation, and with Montgomery County Planning's *Environmental* Guidelines. Staff recommends approval of the Preliminary Plan, including the Final Forest Conservation Plan.

COMPLIANCE WITH THE SUBDIVISION REGULATIONS

Offsite extension of sidewalk

A five-foot-wide sidewalk would typically be required per the Montgomery County Rode Code and as part of standard frontage improvements along the Property's frontages of Midcounty Highway and Washington Grove Lane per Section 50-24(b). Pursuant to Section 50-35(n) of the Subdivision Regulations, Staff is recommending that the Applicant provide an offsite extension of the sidewalk along Washington Grove Lane connecting the Property's proposed entrance to an existing bus stop approximately 270 feet north of the Property's northern edge in lieu of providing the typically required segment of sidewalk on the north side of Midcounty Highway along the Property's frontage (approximately 365 linear feet of sidewalk). Section 50-35(n) states:

"In approving a preliminary plan or site plan, the Board may, with the consent of the Departments of Transportation and Permitting Services, require a developer to provide a reasonable amount of off-site sidewalks or sidewalk improvements. Off-site sidewalks or sidewalk improvements may be required to provide necessary connections from the proposed development to an existing sidewalk, an existing or proposed bus or other public transit stop, or a public facility that either exists or is recommended in the area master plan, that the Board finds will be used by residents or users of the development, or for handicapped access...."

The Applicant is opposed to providing either the offsite extension along Washington Grove Lane, or the sidewalk along the Midcounty Highway frontage that would typically be required as a standard frontage improvement for this Property. The Applicant is a non-profit organization that intends to provide housing to income qualified buyers, and the Applicant has stated the additional cost for either sidewalk is cost prohibitive of the proposed development.

Staff prefers this offsite extension to the existing bus stop over the standard frontage improvement, which would essentially result in a sidewalk to nowhere. No other sidewalk exists on the north side of Midcounty Highway in the immediate vicinity. If this segment of sidewalk is required, it would be the only segment of sidewalk on the north side of the vast majority of Midcounty Highway. Staff has requested this sidewalk be added to the Preliminary Plan, and for the Applicant to submit an exhibit showing any impediments in the Washington Grove Lane right-of-way that would be cost prohibitive for the sidewalk to be constructed. Neither request has been met. Staff feels this is a reasonable request, and finds that the requirement to install a sidewalk along Midcounty Highway is not necessary to serve the proposed subdivision. By extending the proposed sidewalk on the west side of Washington Grove Lane offsite, the Applicant will provide a meaningful and more desirable connection to the existing bus stop instead of the only segment of sidewalk on Midcounty Highway.

Conformance with Chapter 50

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision taking into account the recommendations in the *Gaithersburg Vicinity Master Plan*, and for the type of development or use contemplated. As conditioned, the proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan (Attachment 3).

CONCLUSION

Staff recommends approval of the Preliminary Plan based on the conditions and analysis contained in this report.

ATTACHMENTS:

- Attachment 1 – Preliminary Plan
- Attachment 2 – Final Forest Conservation Plan
- Attachment 3 – Agency Approval Letters

ATTACHMENT 3



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

February 26, 2015

Al R. Roshdiah
Acting Director

Mr. Patrick Butler, Senior Planner
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120140230
Washington Grove Lane

Patrick
Dear Mr. Butler:

We have completed our review of the February 11, 2015 plot of the preliminary plan. An earlier version of this plan was reviewed by the Development Review committee at its meeting on July 7, 2014. We recommend approval of the plan based to the following comments:

Note: All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary dedication for future widening of Washington Grove Lane in accordance with the master plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. As shown on the plan (approximately eighty (80) feet north of the curblineline of Midcounty Highway), the applicant is proposing to construct a twenty (20) foot wide alternative pavement surface (as approved by Montgomery County Fire & Rescue Services and the Department of Permitting Services) from Washington Grove Lane to the proposed driveway for emergency vehicles to access the site. The alternative pavement surface will need to be of sufficient thickness/depth to bear the load of a fully-loaded fire truck. To discourage vehicle movements within those limits, the permit plans will also include construction of 6 inch rolled concrete curb and gutter (MCDOT standard no MC-1010.01) perpendicular to the travel way at each of the alternative pavement surface; appropriate signage (to be confirmed on the Signing and Marking Plan at the permit stage) will also be installed. Bollards (or other similar restrictive measures) will not be allowed within the public right-of-way.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
5. The Countywide Bikeways Functional Master Plan requires a shared use path along Midcounty Highway. In lieu of constructing this shared use path along the site's Midcounty Highway street frontage, we

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov



recommend the applicant be required to extend the five (5) foot wide sidewalk offsite along Washington Grove Lane from Midcounty Highway to the existing bus stop that is just west of Emory Grove Road.

6. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by the proposed private common driveway.
 7. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
 8. The applicant must pay the TPAR mitigation payment that is equivalent to 50% of the Transportation Impact Tax prior to issuance of the building permit.
 9. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
 10. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
 11. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
 12. Record plat to reflect denial of access along Midcounty Highway.
 13. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - a. Concrete curb and gutter, enclosed storm drainage and appurtenances, five (5) foot wide concrete sidewalks and handicap ramps, and street trees along Washington Grove Lane site frontage.
- * **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
- b. Extend the five (5) foot wide concrete sidewalk off-site along Washington Grove Lane to the existing bus stop, if required as a condition of approval by the Planning Board.
 - c. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - d. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to

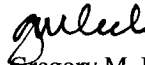
Mr. Patrick Butler
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February 26, 2015
Page 3

construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

- e. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Rebecca Torma, our Development Review Senior Planning Specialist for this project, at rebeca.torma@montgomerycountymd.gov or (240) 777-2118.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

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Enclosure

GML:rt

cc: John Paukstis; Habitat for Humanity of Montgomery County
Les Powell; Charles P. Johnson & Associates
David O'Bryan; Charles P. Johnson & Associates
Christopher Ruhlen; Lerch, Early & Brewer
Preliminary Plan folder
Preliminary Plan letters notebook

cc-e: Catherine Conlon; M-NCPPC DARC
Ed Axler; M-NCPPC Area 2
Sam Farhadi; DPS
Marie LaBaw; MCFRS
Dan Sanayi, MCDOT DTEO
Bruce Mangum; MCDOT DTEO
Rebecca Torma; MCDOT DTEO



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

April 8, 2015

Charlie Howe
Charles P. Johnson & Associates, Inc.
1751 Elton Road, Suite 300
Silver Spring, Maryland 20903

Re: Stormwater Management **CONCEPT** Request
for Washington Grove Lane - Parcel 455
Preliminary Plan #: Pending
SM File #: 263275
Tract Size/Zone: 1.2 Ac. / R-90
Total Concept Area: 1.2 Ac.
Lots/Block: 4 Lots proposed
Parcel(s): 455
Watershed: Great Seneca Creek

Dear Mr. Howe:

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 proposes to meet required stormwater management goals via drywells, micro-infiltration trenches, permeable pavement and disconnection of runoff.

The following **items and 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. Permeable pavement shall be setback at least 10 feet from buildings per MDE design guidelines.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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**.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

Mr. Charlie Howe
April 8, 2015
Page 2 of 2

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 Mike Geier at 240-777-6342.

Sincerely,



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

MCE: me CN263275.Washington Grove La.mjg.doc

cc: C. Conlon
SM File # 263275

ESD Acres:	1
STRUCTURAL Acres:	0
WAIVED Acres:	0