

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

DATE: May 10, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for May 16, 2002.

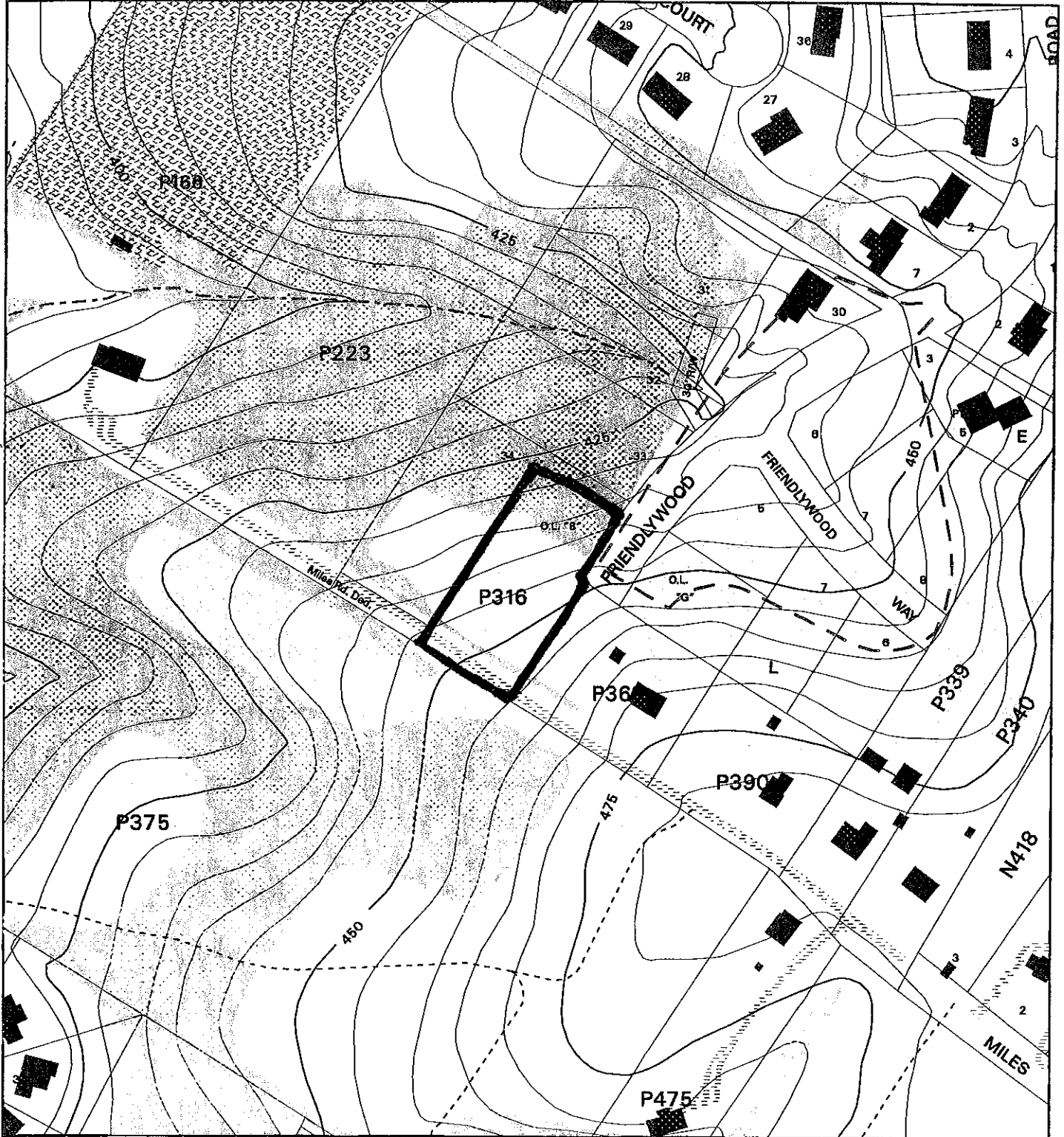
Attached are copies of plan drawings for Items #07, #08. These subdivision items are scheduled for Planning Board consideration on May 16, 2002. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-02007
Derwood Bible Church

Agenda Item #08 - Preliminary Plan 1-01068
Fairland Gardens, Section 2

Attachment

VICINITY MAP FOR
FAIRLAND GARDENS, SECTION 2 (1-01068)



Map compiled on May 07, 2001 at 3:01 PM | Site located on base sheet no - 219NE03

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

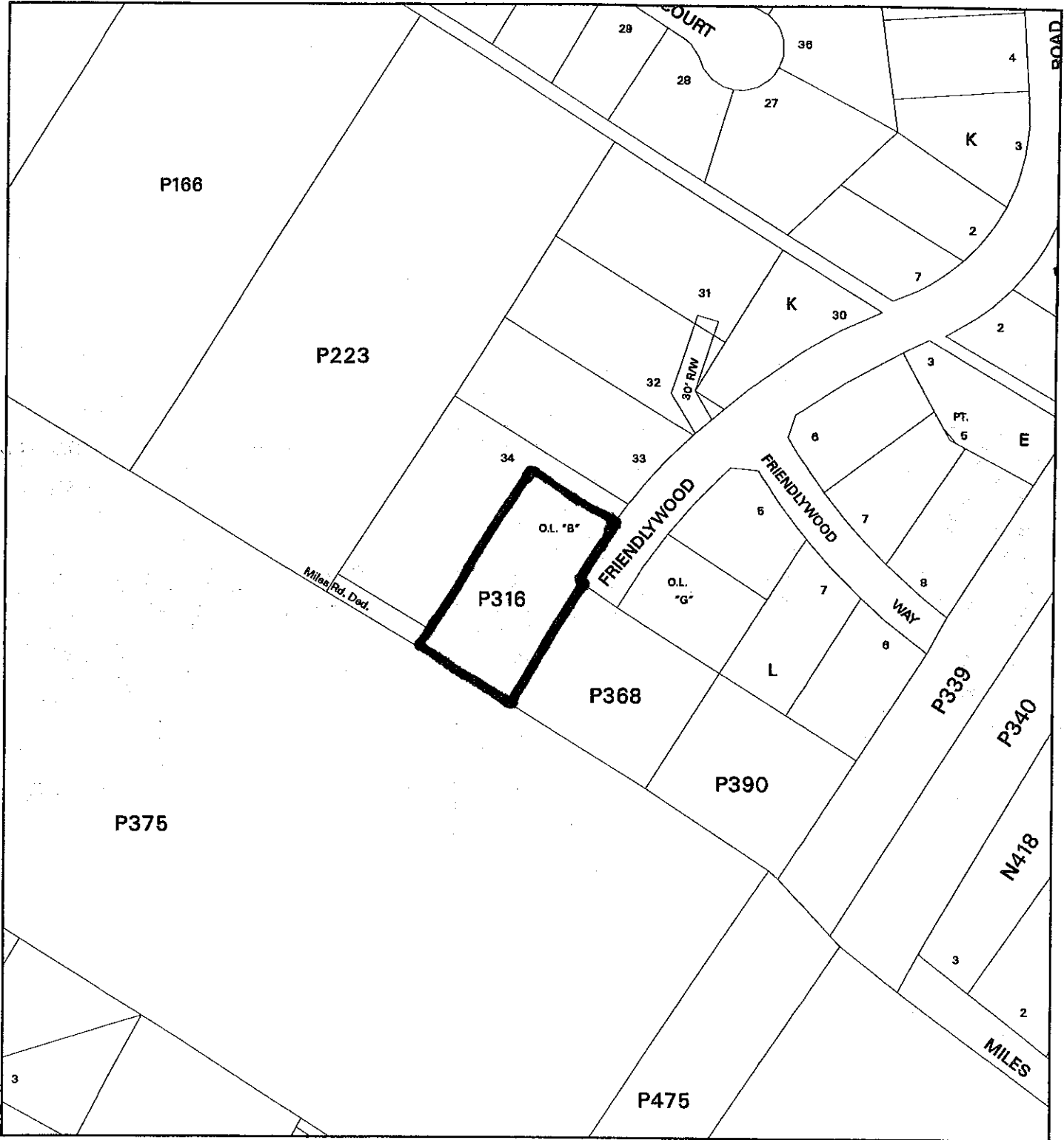


Research & Technology Center



1 : 2400

VICINITY MAP FOR
FAIRLAND GARDENS, SECTION 2 (1-01068)



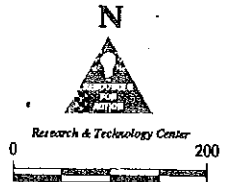
Map compiled on May 07, 2001 at 3:10 PM | Site located on base sheet no - 218NE03

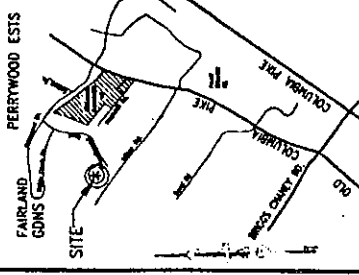
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VICINITY MAP (REV)
 Mont. Map Page: 32/B-4
 200 Ft. Sh. 219NE03

LEGEND
 TREES
 TREE LINE

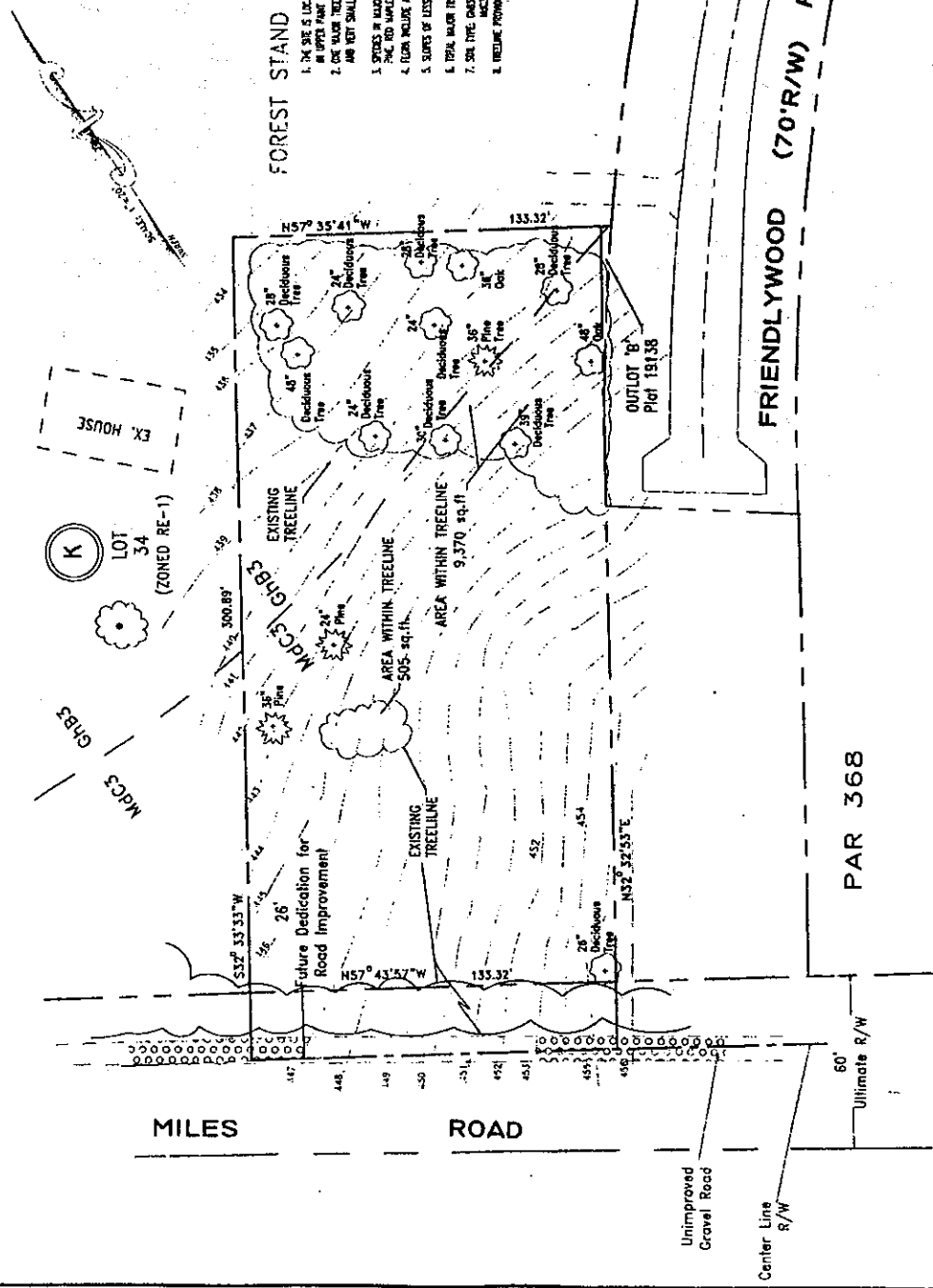
FOREST STAND DELINEATION GENERAL NOTES

1. THE SITE IS LOCATED IN MONTGOMERY WASHINGTON COUNTY, IN UPPER PINE BLANCH SPECIAL PROTECTION AREA.
2. ONE MAJOR TREE STANDS ARE LOCATED IN THE PARKS AND VERY SMALL STANDS IN AND TO WESTERN PROPERTY LINE.
3. SPECIES IN MAJOR TREE STAND INCLUDE: SPANISH BLACK OAK, OAK, PINE, RED MAPLE, POPLAR, TUPAC, MULLENBERRY ROSE, AND HORSERADISH.
4. TREES INCLUDE A MIXED SET OF MID GRADE CANOES.
5. SLOPES OF LESS THAN THE DISTRIBUTION OF THE SITE.
6. TOTAL MAJOR TREE STAND AREA = 9,370 sq. ft. (0.21 ac.)
7. SOIL TYPE CLASS - CLASS B11 LOAM
8. TREE LINE FORMED BY SHADY.

GENERAL SITE NOTES

1. SITE AREA: 40,000 SQ. FT.
2. ZONING: RE-1
3. THERE IS NO FLOOD PLAN ON THIS SITE.

APPROVED FOR THE DISTRICT OF COLUMBIA
 DATE: 03-19-99
 BY: [Signature]
 TITLE: [Title]



NRI/FSI PLAN

VYFHUIS & ASSOCIATES
 3112 RHODE ISLAND AVENUE, N.E.
 WASHINGTON, DC 20018

OWNER / APPLICANT:
 CONFECTION VYFHUIS
 3112 Rhode Island Avenue
 Washington, D.C. 20018
 (202) 362-7782

PREPARED BY:
 VYFHUIS & ASSOCIATES

DATE	REVISION	BY

DATE: 03-99
 SCALE: 1" = 20'
 SHEET 1 OF 1

PARCEL 316
 FRIENDLYWOOD ROAD, FAIRLAND GARDENS
 MONTGOMERY COUNTY, MARYLAND 101068
 COLESVILLE DISTRICT



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

May 9, 2002

MEMORANDUM

TO: Tanya Wilson, Development Review Division

FROM: Candy Bunnag, Environmental Planning, *CB*
County-wide Planning Division

SUBJECT: Fairland Gardens, Parcel 316, Preliminary Plan No. 1-01068 and SPA Combined Preliminary and Final Water Quality Plan

RECOMMENDATIONS

Staff recommends approval of the preliminary plan and the SPA combined preliminary and final water quality plan with the following conditions:

1. Prior to record plat, applicant to enter into an agreement with the Planning Board to limit impervious surfaces to no more than 10 percent as shown on the revised preliminary plan.
2. Prior to release of building permits, applicant to demonstrate conformance to impervious surface limits as shown on the revised preliminary plan. Any modifications to these plans which increase site imperviousness may require Planning Board action.
3. Conformance to the conditions as stated in DPS' water quality plan approval letter dated October 22, 2001 (Attachment 1).
4. Conformance with the limits of disturbance as shown on the revised "Water Quality Treatment Plan". Specific boundary of tree-save area and any tree protection measures to be determined by the M-NCPPC inspector in conjunction with the land owner and construction contractor prior to the start of construction.

DISCUSSION

The 0.92-acre property lies in the Upper Paint Branch Special Protection Area (SPA). The property is entirely on uplands. There are no streams, wetlands, or environmental buffers on

the property. One single-family detached lot is proposed. There is a small stand of forest and some scattered trees on the site.

Review for Conformance to the Special Protection Area Requirements

Under the Special Protection Area Law, a preliminary and final water quality plan must be reviewed as part of the review of the preliminary subdivision plan. 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 and final water quality plans under its purview. The Planning Board responsibility is to determine if the site imperviousness, environmental buffer, and SPA forest planting requirements have been satisfied.

Site Performance Goals

As part of the water quality plan, several site performance goals were established for the project: minimize storm flow runoff, minimize sediment-laden runoff, and maximize recharge of groundwater.

Environmental Buffers

As stated above, there are no streams, wetlands, floodplains, or environmental buffers on or near the site. The nearest stream is over 200 feet from the site.

Site Imperviousness

An environmental overlay zone exists in the Upper Paint Branch SPA. The overlay zone restricts impervious cover in new development to no more than ten percent (10%). The water quality plan proposes 0.09 acre (3985 square feet) of impervious surfaces. This includes about 3000 square feet for the house and garage, 985 square feet for the driveway.

Forest Conservation

There is a small forest stand (about 10,000 s.f.) on the northern portion of the site. There are no specimen or champion trees. The proposed limits of disturbance are immediately adjacent to one edge of the forest. However, staff estimates that about 2800 s.f. of the forest edge will be removed or negatively affected to construct the garage. Since the site is less than one acre, less than 30,000 s.f. of forest will be cleared, and no specimen or champion trees will be cleared, the proposed subdivision is exempt from requirements of the Forest Conservation Law. However, staff recommends that prior to construction, the M-NCPPC inspector meet with the land owner and construction contractor to establish the exact limits of the forest save area and appropriate tree protection measures.

Stormwater Management Concept

The following stormwater management concept has been approved by DPS:

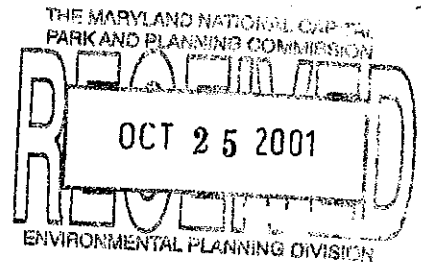
- Because the property is small, DPS is not requiring structural stormwater quantity controls.
- Water quality treatment will be provided by dry wells. These structures will infiltrate part of the stormwater runoff from impervious surfaces into the ground to aid in recharging the groundwater table and, thus, the baseflow of offsite streams.

Sediment and Erosion Control

DPS is requiring an engineered sediment control plan.

BMP Monitoring

Since there are no stormwater management quantity facilities required for this subdivision, there are no monitoring requirements.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

October 22, 2001

Mr. Compton Vyfhuis
Vyfhuis & Associates
3112 Rhode Island Avenue, N.E.
Washington, D.C. 20018

Re: **Preliminary/Final Water Quality Plan for**
Fairland Gardens, Parcel 316
Preliminary Plan #: 1-01068
SM File #: 203984
Tract Size/Zone: 0.92 Ac/RE-1
Tax Plate: KR-343
Liber/Folio: 5559/772
Montg. Co. Grid: 32B4
Watershed: Upper Paint Branch

SPECIAL PROTECTION AREA

Dear Mr. Vyfhuis:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is conditionally approved.

Site Description: The site is located at the end of Friendlywood Road which is within the Upper Paint Branch Special Protection Area. The development will consist of one single family detached dwelling unit on 0.92 acres.

Stormwater Management: Due to the relatively small amount of proposed development a waiver of on-site quantity control is hereby granted. Quality control via the proposed water quality structure (i.e., Delaware Sand Filter) is not practical for an individual residential lot; therefore, quality control is to be provided via the use of dry wells.

Sediment Control: Due to the minimal amount of disturbance that is proposed (approximately 10000 square feet per the sediment control concept plan), the use of super silt fence will be acceptable for sediment control. An engineered sediment control plan is required for this development.

Conditions of Approval: The following condition must 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 detailed plan review stage.

1. The proposed dry wells must be sized for one-inch of runoff over the proposed impervious drainage area and must be located at a minimum of 20 feet from the proposed house foundation.

Compton Vyfhuis
October 22, 2001
Page 2

2. The proposed driveway and the front half of the house must drain toward Friendlywood Road.

Payment of the stream monitoring fees along with payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required prior to the approval of the sediment control plan. Stormwater management fee computations are to be submitted for verification during the stormwater management/sediment control review process.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. 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 Leo Galanko at (240)777-6242.

Sincerely,



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

RRB:enm:CN203984

cc: C. Bunnag
M. Shaneman
S. Federline
L. Galanko
SM File # 203984

Qn waived; Acres: 0.92
Ql on-site ; Acres: 0.92