



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: February 17, 2004
TO: Kristin O'Connor, Community Based Planning Division
VIA: Mary Dolan, Environmental Planning Division *MD*
FROM: Marion Clark, Environmental Planning Division *MC*
SUBJECT: Development Plan Amendment DPA-04-01
White Flint Place

Environmental Planning staff recommends **approval** of this application.

Forest Conservation

This request is for Phase 2B of a two phase development proposal. Phase 2A, subject to DPA-01-1, is currently under construction. A Natural Resource Inventory/Forest Stand Delineation and a Forest Conservation Plan for Phase 2A and 2B combined were previously approved. Forest Conservation requirements for tree cover were met through proposed tree planting. The previously approved Forest Conservation Plan must be reapproved at the time of site plan approval for Phase 2B. The new development plan proposes more tree planting than the previously approved Forest Conservation Plan, so no difficulties are anticipated.

Environmental Guidelines

This site is not located in a Special Protection Area or Primary Management Area. There are no stream valley buffers, steep slopes, or floodplains affecting the site.

Water Quality

This site is located in the Old Farm Branch subwatershed of the Cabin John watershed. The *Countywide Stream Protection Strategy* (CSPS) indicates that the Old Farm Branch subwatershed has fair stream conditions and good habitat conditions.

Stormwater Management

Stormwater management and sediment/erosion control plans shall be submitted to the Department of Permitting Services and approved prior to issuance of permits.