



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

January 8, 2004

Mr. Steven L. Wilde
Macris, Hendericks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Re: Water Quality Inventory for Potomac Preserve
(Filing Property)
Pre-Preliminary Plan #: 7-04006
SM File #: 209910
Tract Size/Zone: 28.55 acres/RE-2
Total Concept Area: 10.35 acres
Tax Plate: FR- 121
Lots: 1-11
Montg. Co. Grid: 28A09
Watershed: Watts Branch/Piney Branch

SPECIAL PROTECTION AREA

Dear Mr. Wilde:

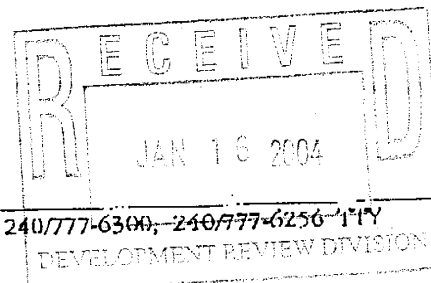
Based on a review by the Department of Permitting Services Review Staff, the Water Quality Inventory for the above mentioned site is acceptable.

Site Description: The site is located on Piney Meetinghouse Road which is within the Piney Branch Special Protection Area (SPA) of the Watts Branch watershed. The proposed site development will consist of eleven new single-family dwelling units and the associated infrastructure.

Stormwater Management: Stormwater management measures will be provided on-site for channel protection, recharge and water quality control. Channel protection will be provided via a detention dry pond. Water quality control and recharge will be provided via a combination of features that includes surface sand filters, dry wells, open section flow and disconnection of roof top and non-rooftop runoff.

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. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.



Mr. Steven L. Wide
January 9, 2004
Page 2

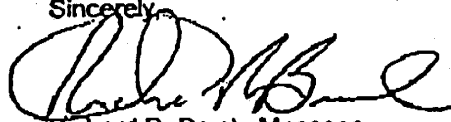
3. An engineered sediment control plan must be submitted for this development.
4. The dry wells are to be placed at least 20 feet from the proposed house foundations.
5. Due to the likelihood of low infiltration rates, provide a single cell surface sand filter to provide redundant treatment for the backs of lots 6, 7 and 8.

Sediment Control: Disturbance of the site is to be limited as much as possible. The use of a sediment trap/basin with forebays for redundant sediment control is acceptable. The use of super silt fence will be acceptable for small areas of disturbance. Immediate stabilization is to be emphasized on the detailed sediment control 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 Leo Galanko at (240) 777-6242.

Sincerely,



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

RRB:dm CN209910

cc: M. Shaneman
S. Federline
L. Galanko
D. Marshall
SM File # 209910

QN on-site; Acres: 10.35
QL on-site; Acres: 10.35
Recharge is provided



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 17, 2004

MEMORANDUM

TO: Malcolm Shaneman and Wynn Witthans
Development Review Division

FROM: *CM*
Callum Murray
Community-Based Planning Division

SUBJECT: Potomac Preserve Preliminary Plan and Site Plan

These RE-2C zoned properties are located at the southeast quadrant of Piney Meetinghouse Road and Boswell Lane, confronting the I-2 zoned Rockville Crushed Stone quarry on the west and one parcel removed from the RE-1 zoned land north of Boswell Lane. Properties to the east and south are zoned RE-2. The Preserve property is comprised of three parcels, Parcels 525 and 560 (Fling property, approximately 9 acres) and Parcel 684 (PMH Joint Venture, approximately 20 acres).

The property is located in the western tributary of the Piney Branch watershed, which is restricted from access to community sewer service by the County Council's Restricted Access Policy. Parcel 525 is a legal non-conforming commercial lumberyard that is bereft of vegetation, has spilled over into adjacent parcels and has mulch piles that leach into stream waters. Parcel 684 is bisected by the West Piney Branch and is almost entirely forested. The Preserve property is located on the eastern edge of the serpentinite outcrop and contains riparian forest with rare plants.

Environmentally, the lumberyard is a degraded site. Sustaining the environment was the pre-eminent policy determinant of the 2002 Approved and Adopted Potomac Subregion Master Plan, and the following was recommended as the sole exception to the West Piney Branch Restricted Access Policy to achieve a net environmental gain for the area:

1. Rezoning to RE-2C.
2. One application for all three parcels with lots limited to the lumberyard parcel and the disturbed edges of the other two.
3. A small residential cluster development eliminating a very degraded commercial site of approximately seven acres.
4. Preservation through a Conservation Easement of approximately 22 acres of riparian forest with rare plants.
5. Public sewer service to require use of cluster option.

6. WSSC approval of pressure sewer feasibility. Pumping to be to Piney Meetinghouse Road and north to Boswell Lane.
7. Planning Board waiver of 50-acre minimum tract for RE-2C Zone if all conditions are met.

WSSC approval of sewer service is pending, but WSSC staff has raised no technical or policy issues during review of this application.

RECOMMENDATION

The preliminary plan and site plan conform to the language in the Approved and Adopted Potomac Subregion Master Plan and Community-Based Planning staff recommends approval with a waiver of the 50-acre minimum tract for the RE-2C Zone.