

Oquinn, Marybeth

From: Quattrocchi, Dominic
Sent: Friday, June 04, 2004 9:55 AM
To: Oquinn, Marybeth
Subject: RE: 1-04046 8-04018, Potomac's Edge (13.13 acres)

65 dBA seems a little high. 60? But otherwise sounds good to me.

-----Original Message-----

From: Oquinn, Marybeth
Sent: Thursday, June 03, 2004 9:44 PM
To: Quattrocchi, Dominic
Subject: RE: 1-04046 8-04018, Potomac's Edge (13.13 acres)

Dom, do you want any further conditions for the noise levels on Travilah Road? such as:

*Demonstrate that the **interior noise level** is less than or equal to 45 dBA Ldn based on noise generated from Travilah Road; and exterior noise levels for rear yards facing Travilah Road are equal or less than 65 dBA Ldn;*

-----Original Message-----

From: Quattrocchi, Dominic
Sent: Thursday, June 03, 2004 6:26 PM
To: Oquinn, Marybeth
Subject: 1-04046 8-04018, Potomac's Edge (13.13 acres)

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Environmental Planning Division Recommendations

SUBJECT: Plan # 1-04046 8-04018, Name Potomac's Edge (13.13 acres) R-200 TDR 3

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made: the preliminary and site plan are complete. Environmental Planning recommends approval with conditions as specified below.

Forest Conservation Requirements are met on-site through a combination of forest retention (0.57 acres) land planting (1.58 acres). Because of the density of the proposed residential development and because of challenging soil conditions (Chrome and Conowingo soils containing serpentine), additional maintenance issues must be addressed as part of the Final Forest Conservation Plan approval. Additionally, standard split rail fencing is to be installed along perimeter of all forest retention and planting areas. The Forest Retention/Planting area along western property boundary will require moderate to extensive debris removal. A separate cost estimate should be provided to M-NCPPC for bonding requirements that includes these unique factors. These additional expenses are to be included in bond cost estimates.

Environmental Planning supports waiver of one transfer development right (TDR) due to onerous nature of meeting forest conservation on-site and ability for additional tree save as part of granting this waiver.

Forest Conservation Plan shall reflect retention of 27" northern red oak adjacent to proposed Retention Area A.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

December 9, 2003

Ms. Sherry Mitchell
Apex Engineering
15850 Crabbs Branch Way, Suite 200
Rockville MD 20855

Re: Stormwater Management **CONCEPT** Request
for Potomac's Edge
SM File #: 209706
Tract Size/Zone: 13 acres/R-200
Total Concept Area: 13 acres
Parcel(s): 197/235/254/310/311/284/283/313/
259/314/315
Watershed: Watts Branch

Dear Ms. Mitchell:

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 consists of on-site channel protection measures via underground pipe storage and on-site water quality control via a surface sand filter, dry wells, sheet flow to buffer and roof top disconnect. Recharge is not required due to shallow bedrock.

The following items will need to be addressed **during** the detailed sediment control/stormwater management plan 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.
3. An engineered sediment control plan must be submitted for this development.

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.

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 Nadine Vurdelja Piontka at 240-777-6334.

Sincerely,



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

RRB:dm CN209706

cc: M. Shaneman
S. Federline
SM File # 209706

QN -onsite; Acres: 13
QL - onsite; Acres: 13
Recharge is not provided

December 22, 2003

Mr. Richard Weaver
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**Re: Potomacs Edge
Apex No.: 150060**

Dear Mr. Weaver:

The following is an explanation of the justifications for the waivers that we are requesting on behalf of our client, Maryland Development, LLC as part of the Combined Preliminary/Site Plan submission.

The applicant is requesting that a reduced width tertiary street right-of-way be approved for Potomac Oaks Drive. The width reduction from 50 feet to 27 feet-4 inches allows the houses to be pulled closer to the street and the sidewalk to be constructed on the lots, which enables the development to have a substantial buffer from Travilah Road. The right-of-way width reduction also allows for the full amount of Reforestation / Afforestation plantings onsite. This plan also provides for community open space and seating areas that break up the line of houses along Potomac Oaks Drive and provide for vistas into the open space from the community at large. The plan as submitted provides for an overall better development by including community open space, a buffer from Travilah Road and reforestation on site.

The applicant is also requesting a waiver from the law that requires that at least two-thirds of the number of development rights permitted to be transferred to the property. Thirteen TDR's are required for maximum density, so two-thirds of this would be nine TDR's. The total number of TDR's required by the proposed plan is eight, which is reasonably close to the required 2/3 number of required nine TDR's for this site. The plan as submitted maximizes density while allowing for on-site reforestation. The reduced density allows for the development to be more environmental friendly, allowing for a substantial green buffer between the proposed houses and the highly traveled Travilah Road. The decreased density allows for the provision of community open space and the entire amount of Reforestation / Afforestation to be planted onsite.

Mr. Richard Weaver
M-NCPPC
December 22, 2003
Page Two

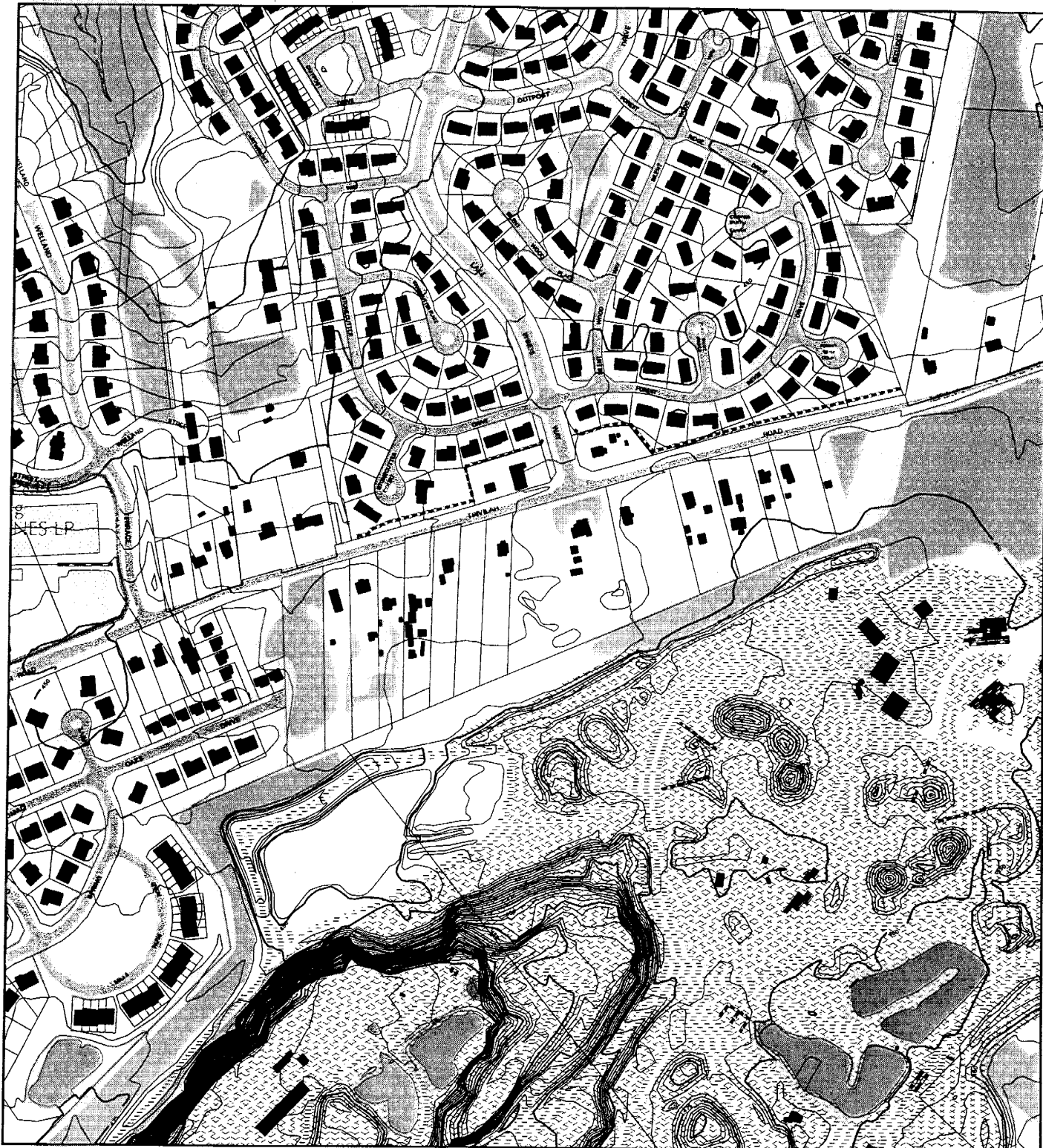
In summary, the plan as submitted maximizes density while allowing for the entire reforestation requirements to be met on site. This plan also provides community open space and vistas. These important planning goals are met by utilizing the reduced width tertiary right-of-way and by using 8 of the 9 required TDR's; therefore it is our opinion that the waiver request for the reduced width right-of-way and less that two thirds TDR's should be granted.

Sincerely,
Apex Engineering

Christie J. Maisel, RLA
Senior Project Landscape Architect

cc: Ted Smart - Maryland Development Company, LLC

POTOMACS EDGE (8-04018) (1-04046)



Map compiled on January 14, 2004 at 1:39 PM | Site located on base sheet no - 218NW11

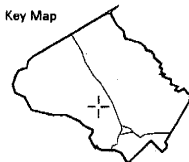
NOTICE

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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



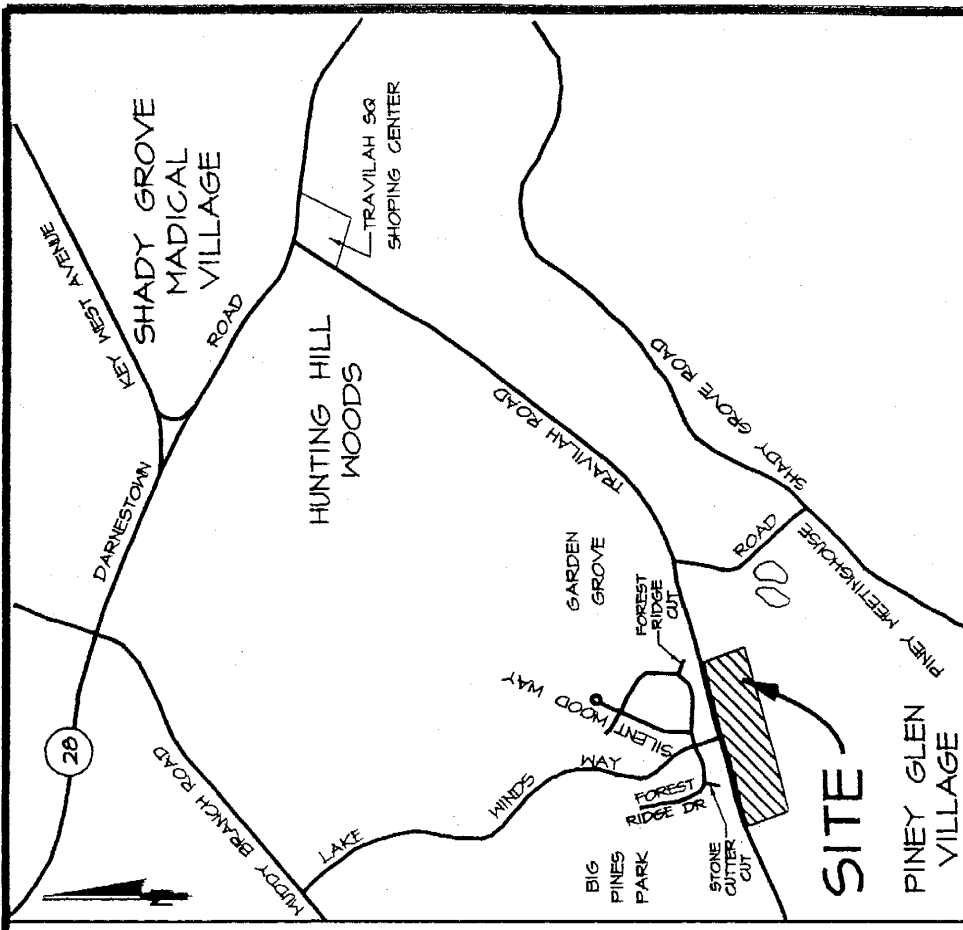
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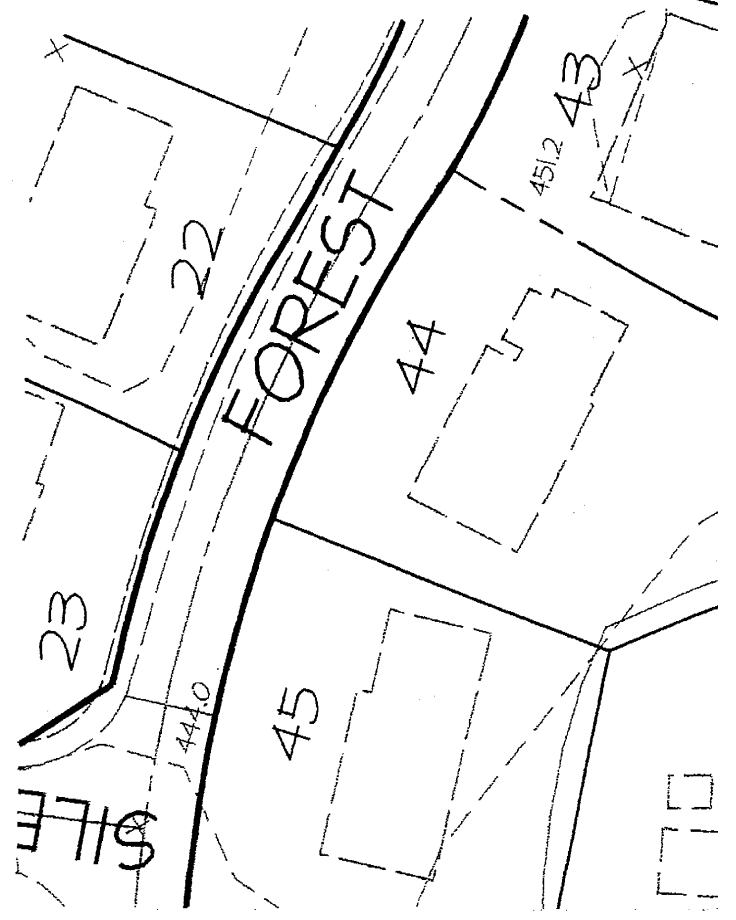
Research & Technology Center



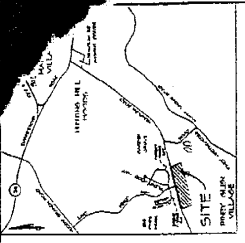
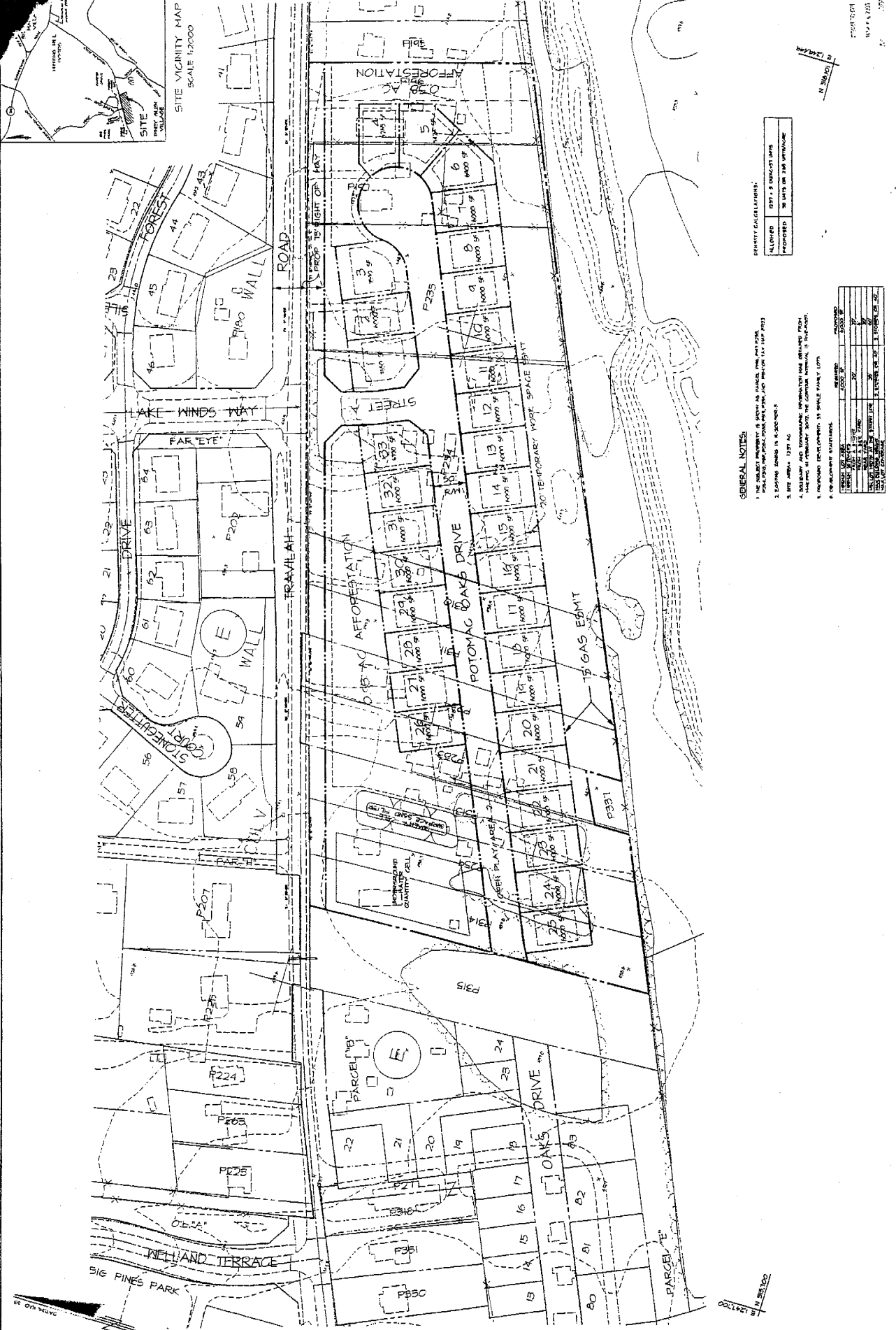
1 : 4800



SITE VICINITY MAP
SCALE 1:2000



41



PROPERTY CALCULATIONS:

ALLOWED	0.87 ± 0.000/0.100
PROPOSED	0.88 ± 0.000/0.100

- GENERAL NOTES:**
- 1. THE SUBMITTAL IS SUBJECT TO ALL APPLICABLE ORDINANCES.
 - 2. EXISTING UTILITIES ARE SHOWN AS DOTTED LINES.
 - 3. SEE SHEET 12374 12.
 - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE DISTRICT DEPARTMENT OF PUBLIC WORKS, MANUAL OF PRACTICES.
 - 5. PROPOSED DEVELOPMENT IS 55 SINGLE FAMILY UNITS.
 - 6. DEVELOPMENT IS TO BE 1.5 LEVELS.
- | NO. | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 1 | 01/08/08 | PRELIMINARY |
| 2 | 01/14/08 | REVISED PER COMMENTS |
| 3 | 01/21/08 | REVISED PER COMMENTS |
| 4 | 01/28/08 | REVISED PER COMMENTS |
| 5 | 02/04/08 | REVISED PER COMMENTS |
| 6 | 02/11/08 | REVISED PER COMMENTS |
| 7 | 02/18/08 | REVISED PER COMMENTS |
| 8 | 02/25/08 | REVISED PER COMMENTS |
| 9 | 03/04/08 | REVISED PER COMMENTS |
| 10 | 03/11/08 | REVISED PER COMMENTS |
| 11 | 03/18/08 | REVISED PER COMMENTS |
| 12 | 03/25/08 | REVISED PER COMMENTS |
| 13 | 04/01/08 | REVISED PER COMMENTS |
| 14 | 04/08/08 | REVISED PER COMMENTS |
| 15 | 04/15/08 | REVISED PER COMMENTS |
| 16 | 04/22/08 | REVISED PER COMMENTS |
| 17 | 04/29/08 | REVISED PER COMMENTS |
| 18 | 05/06/08 | REVISED PER COMMENTS |
| 19 | 05/13/08 | REVISED PER COMMENTS |
| 20 | 05/20/08 | REVISED PER COMMENTS |
| 21 | 05/27/08 | REVISED PER COMMENTS |
| 22 | 06/03/08 | REVISED PER COMMENTS |
| 23 | 06/10/08 | REVISED PER COMMENTS |
| 24 | 06/17/08 | REVISED PER COMMENTS |
| 25 | 06/24/08 | REVISED PER COMMENTS |
| 26 | 07/01/08 | REVISED PER COMMENTS |
| 27 | 07/08/08 | REVISED PER COMMENTS |
| 28 | 07/15/08 | REVISED PER COMMENTS |
| 29 | 07/22/08 | REVISED PER COMMENTS |
| 30 | 07/29/08 | REVISED PER COMMENTS |
| 31 | 08/05/08 | REVISED PER COMMENTS |
| 32 | 08/12/08 | REVISED PER COMMENTS |

DATE	JANUARY 2008	SCALE	1"=50'
DRAWN BY	CJM	JOB NO.	150060
CHECKED BY	CJM	PLAN LOCATION	1.1 LEVEL, SITE PLAN
DATE		DATE	
BY		DATE	
 Apex engineering		PRE-APPLICATION CONCEPT PLAN POTOMAC'S EDGE A 1.1 LEVEL CONCEPT PLAN PRELIMINARY DEVELOPMENT	