

STREAM RESTORATION DISCUSSION

The Montgomery County Department of Environmental Protection (DEP) has designed a stream restoration project for this tributary to the Turkey Branch. DEP was prepared to conduct the stream restoration, but the previous owners of the property did not grant DEP an easement to conduct the stream restoration project on the property. When the easement was not granted, DEP withdrew stream restoration on the subject property from the overall stream restoration project and no financial resources were secured. DEP has stated that resources may become available in the future but the timeline is unknown since it involves funding from the State of Maryland.

During the process of developing the stream restoration project on the subject property, DEP identified five design points on the Aspen Hill Swim club (a design point is a stretch of stream, measured in linear feet that identifies the means to stabilize and restore the stream). The applicant has proffered to implement the two of five stream restoration design points. In addition, the applicant is required to address one of the design points, which removes an existing and eroded stormwater channel and replaces it with pipe and a plunge pool as part of their stormwater concept approval from the Department of Permitting Services. The proffer to implement two of the five design points and requirement to address another leaves two design points that will be addressed in the future by DEP. The design points that the applicant would implement are for 255 linear feet along the stream, leaving the county to do the larger 360-foot long design point.

Within the scope of that project, the improvements to be constructed by 13210 Beaver Terrace, LLC as a condition of this Preliminary Plan are the following:

- Improve and stabilize the existing eroded outfall created by a drainage pipe from Connecticut Avenue. This will be accomplished by extending/replacing the existing outfall pipe with a new storm drain system and stone outlet which will outfall at or near the existing 100 year flood plain. This improvement will eliminate the need for the proposed step pools as shown on Stream Restoration Plan Sheet 15.
- Construct the first stream improvement segment immediately down stream of the outfall from Independence Street. This segment consists of three step pools and grading and planting along the stream bank as shown on Sheet 15.
- Construct the second stream improvement segment (immediately down stream from the step pools mentioned above) as shown also on Sheet 15. This includes: (a) grading and planting of right side stream bank (looking upstream), (b) providing rock toe along same stream bank; and (c) providing fiber roll and live branch layering along left side stream bank.

RE-SUBDIVISION ANALYSIS

ASPEN HILL SWIM CLUB PROPERTY

8-Jun-05

LOT #	BLOCK	SIZE	ALIGNMENT	FRONTAGE	SHAPE	WIDTH at BRL	BUILDABLE AREA	SUITABILITY
Existing Lots								
1	49	10,874	Perpendicular	95	Quadrilateral	110	4,475	SUITABLE
26	57	7,898	Perpendicular	50	Rectangular	70	2,350	SUITABLE
27	63	7,368	Perpendicular	65	Square	80	1,920	SUITABLE
28	63	6,258	Perpendicular	65	Rectangular	63	2,475	SUITABLE
29	63	6,917	Perpendicular	60	Square	80	1,890	SUITABLE
30	63	7,075	Perpendicular	65	Rectangular	63	2,244	SUITABLE
31	63	7,980	Radial	57	Rectangular	68	2,900	SUITABLE
32	63	10,562	Radial	40	Triangular	68	4,900	SUITABLE
33	63	8,424	Radial	40	Triangular	62	2,975	SUITABLE
34	63	8,533	Radial	48	Triangular	60	3,900	SUITABLE
35	63	6,611	Perpendicular	63	Rectangular	63	2,576	SUITABLE
36	63	8,051	Perpendicular	60	Square	80	2,160	SUITABLE
37	63	7,923	Perpendicular	60	Square	79	2,100	SUITABLE
38	63	6,822	Perpendicular	68	Rectangular	63	2,592	SUITABLE
39	63	10,320	Radial	38	Triangular	63	4,650	SUITABLE
40	63	7,339	Radial	38	Triangular	60	3,200	SUITABLE
41	63	10,655	Radial	38	Triangular	58	5,375	SUITABLE
42	63	7,921	Radial	63	Quadrilateral	70	3,550	SUITABLE
43	63	8,095	Perpendicular	90	Square	93	2,280	SUITABLE
44	63	6,104	Perpendicular	65	Rectangular	70	1,936	SUITABLE
45	63	7,639	Perpendicular	70	Square	90	2,323	SUITABLE
46	63	7,009	Perpendicular	58	Rectangular	60	3,016	SUITABLE
47	63	10,555	Radial	38	Triangular	60	4,659	SUITABLE
48	63	7,185	Radial	38	Triangular	65	3,245	SUITABLE
49	63	10,136	Radial	38	Triangular	65	3,450	SUITABLE
50	63	6,825	Perpendicular	58	Rectangular	60	2,520	SUITABLE
51	63	8,904	Perpendicular	70	Square	90	2,912	SUITABLE
52	63	8,914	Perpendicular	70	Square	90	2,970	SUITABLE
53	63	10,580	Radial	33	Triangular	65	5,420	SUITABLE
54	63	10,505	Radial	43	Triangular	68	4,725	SUITABLE
54	63	10,654	Radial	48	Triangular	75	4,899	SUITABLE

55	63	8,014	Perpendicular	70	Square	88	2,378	SUITABLE
1	63	8,330	Perpendicular	51	Quadrilateral	90	3,987	SUITABLE
23	70	8,358	Perpendicular	70	Square	85	2,378	SUITABLE
6	72	9,779	Perpendicular	70	Quadrilateral	88	2,980	SUITABLE
1	74	9,712	Perpendicular	70	Quadrilateral	115	3,480	SUITABLE
2	74	17,314	Radial	40	Quadrilateral	75	10,521	SUITABLE
3	74	12,675	Radial	60	Triangular	65	8,540	SUITABLE
4	74	7,200	Perpendicular	60	Rectangular	60	2,770	SUITABLE
5	74	7,200	Perpendicular	60	Rectangular	60	2,770	SUITABLE
6	74	7,200	Perpendicular	60	Rectangular	60	2,770	SUITABLE
7	74	7,200	Perpendicular	60	Rectangular	60	2,770	SUITABLE
8	74	7,200	Perpendicular	60	Rectangular	60	2,770	SUITABLE
9	74	7,200	Perpendicular	60	Rectangular	60	2,770	SUITABLE
10	74	7,428	Perpendicular	50	Rectangular	50	2,790	SUITABLE
11	74	8,017	Radial	60	Rectangular	60	3,195	SUITABLE
12	74	8,017	Radial	60	Rectangular	60	3,195	SUITABLE
13	74	8,017	Radial	60	Rectangular	60	3,195	SUITABLE
14	74	8,017	Radial	60	Rectangular	60	3,195	SUITABLE
15	74	8,017	Radial	60	Rectangular	60	3,195	SUITABLE
16	74	8,017	Radial	60	Rectangular	60	3,195	SUITABLE
17	74	8,017	Radial	60	Rectangular	60	3,195	SUITABLE
24	74	7,515	Perpendicular	51	Rectangular	51	2,810	SUITABLE
25	74	7,380	Perpendicular	61	Rectangular	61	2,785	SUITABLE
26	74	7,380	Perpendicular	61	Rectangular	61	2,785	SUITABLE
27	74	7,380	Perpendicular	61	Rectangular	61	2,785	SUITABLE
28	74	7,380	Perpendicular	61	Rectangular	61	2,785	SUITABLE
29	74	7,380	Perpendicular	61	Rectangular	61	2,785	SUITABLE
1	75	10,541	Perpendicular	50	Square	100	3,575	SUITABLE
2	75	8,259	Radial	62	Quadrilateral	78	3,364	SUITABLE
1	73	11,065	Perpendicular	77	Quadrilateral	90	3,475	SUITABLE
2	73	6,832	Perpendicular	73	Square	73	2,496	SUITABLE
3	73	6,578	Perpendicular	58	Rectangular	57	2,640	SUITABLE
4	73	7,137	Radial	67	Rectangular	65	2,964	SUITABLE
5	73	7,203	Radial	67	Rectangular	65	2,964	SUITABLE
6	73	7,334	Radial	67	Rectangular	65	2,998	SUITABLE
7	73	7,525	Radial	67	Rectangular	65	3,042	SUITABLE
8	73	7,361	Radial	65	Rectangular	65	3,042	SUITABLE

9	73	6,862	Perpendicular	60	Rectangular	60	2,720	SUITABLE
10	73	6,104	Perpendicular	60	Rectangular	80	1,800	SUITABLE
11	73	9,759	Perpendicular	72	Square	85	3,600	SUITABLE
12	73	12,619	Radial	160	Quadrilateral	145	4,980	SUITABLE
13	73	7,645	Perpendicular	60	Rectangular	60	3,240	SUITABLE
14	73	7,870	Perpendicular	60	Rectangular	60	3,290	SUITABLE
15	73	8,095	Perpendicular	60	Rectangular	60	3,350	SUITABLE
16	73	8,179	Perpendicular	60	Rectangular	60	3,380	SUITABLE
17	73	7,325	Perpendicular	60	Rectangular	60	3,000	SUITABLE
18	73	6,298	Perpendicular	60	Rectangular	60	2,400	SUITABLE
19	73	6,428	Perpendicular	75	Square	75	2,240	SUITABLE

Proposed Lots

1		6,910	Radial	78	Rectangular	78	2,710	SUITABLE
2		8,590	Radial	128	Triangular	109	3,550	SUITABLE
3		9,509	Radial	110	Quadrilateral	92	4,525	SUITABLE
4		7,393	Radial	48	Triangular	62	3,000	SUITABLE
5		7,259	Radial	40	Triangular	60	2,975	SUITABLE
6		9,154	Radial	80	Quadrilateral	80	3,350	SUITABLE