

APPENDIX C



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

March 22, 2005

Robert C. Hubbard
Director

Ms. Irene Carrato
Loiederman Soltesz Associates, Inc.
1390 Piccard Drive, Suite 100
Rockville, Maryland 20850

Re: Stormwater Management **CONCEPT** Request
for Rock Spring Center
Preliminary Plan #: 1-98092
SM File #: 200354
Tract Size/Zone: 30.08 / MXP
Total Concept Area: 20.52 Acres
Lots/Block:
Parcel(s): 440
Watershed: Cabin John Creek

Dear Ms. Carrato:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept revision for the above mentioned site is **acceptable**. The stormwater management concept proposed consists of on-site channel protection measures via an existing off-site, joint-use extended detention pond and on-site water quality control via four Stormfilters. A portion of the site will meet the sheet flow to buffer credit which will reduce the contributing site area to the stormfilters and reduce the recharge requirement. The sheet flow to buffer credit will require the use of level spreading devices. An infiltration trench will be also be used to meet recharge requirements.

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.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. All stormwater management facilities and easements are to be located outside of the stream valley buffer and the environmental buffer except where approved by the Montgomery County Planning Board.
6. The quality control volume must be flow split to the Stormfilters. Show and label the location of any flowsplitters
7. Show that all the criteria for Sheet Flow to Buffer Credit are met at all locations.



8. Identify the location of a recently proposed, permanent infiltration trench by VIKA located at the corner of Rockledge Drive and Rockledge Boulevard. Will this facility be removed after it is constructed?
9. Pretreatment must be provided for all water quality and infiltration structures.
10. Provide adequate maintenance access to all stormwater management facilities.
11. Determine the adequacy of the stormdrain system below the site. Drainage must be safely conveyed to the existing joint-use pond. Drainage from the site is not to pass through any off-site flow splitting structure draining to any water quality facility.

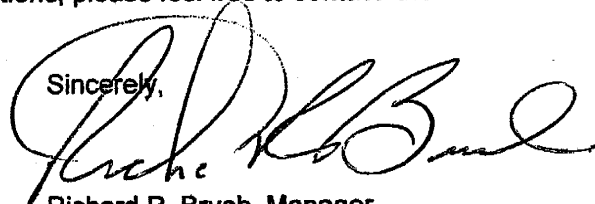
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept 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.

This list may not be all-inclusive and may change based on available information at the time.

If you have any questions regarding these actions, please feel free to contact Ellen Rader at 240-777-6336.

Sincerely,



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

RRB:dm CN200354RockSprCtrRetail.EBR

cc: R. Weaver
S. Federline
SM File # 200354

QN -off-site; Acres: 20.52
QL - on-site; Acres: 20.52
Recharge is to be provided

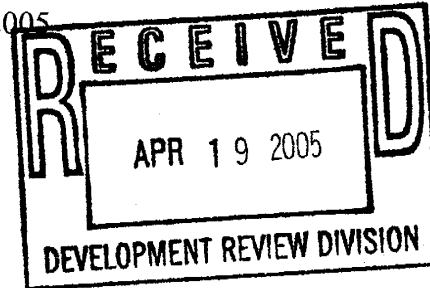


DEPARTMENT OF RECREATION

Douglas M. Duncan
County Executive

Greg Bayor
Director

April 13, 2005



Mr. Robert Kronenberg, R.L.A.
Project Plan/Site Plan Review
Development Review Division
Montgomery County Department of
Park and Planning – MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Mr. Kronenberg:

The Department of Recreation has reviewed the most recent information related to the Rock Springs Center as provided by Tim McDonald, The Penrose Group, after our meeting of February 28, 2005. The following comments are offered in response to that review. This development is directly associated with the County CIP Project North Bethesda Community Recreation Center, No. 720102.

1. Penrose has proposed a community recreation center location at the far western edge of the property. This location indicates that the facility would be integrated with a food store, including the center above the market and parking below. As a concept, we have serious concerns regarding a location on the second floor of a food market.
2. Little if any detail has been provided in terms of the building layout, functional spaces, and other community recreation center amenities. We have provided to Penrose, a copy of the prototype Program of Requirements for their use.
3. In order for the Department to provide comments that are more detailed, it would be most helpful for Penrose to develop a more specific proposal. The proposal should include a suggested site plan, access, parking, building layout, and how they would plan to deal with the issues of outside play areas such as playgrounds, play courts, and a playing field area. Schematic sketches would be sufficient for this stage of planning.

In our February, 18, 2004 memo to Kristin O'Connor, we indicated that the most appropriate location for the center was at the southern boundary of the site adjacent to the high school, and immediately serviced by the main transit stop on Rock Spring Drive. It was believed that this provided the best access to the facility from the majority of users in surrounding residential properties, combined with ready access to students and transit passengers.



Office of the Director

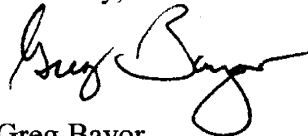
Mr. Robert Kronenberg, R.L.A.
April 13, 2005
Page 2

The location now proposed by Penrose is significantly different, but may offer some opportunities related to adjacent spaces. Directly east of the location, is an open parcel that might serve as some outdoor play space if it could be linked more directly to the center. This area is bounded by a "conservation zone", portions of which might be utilized to house playground structures. This area may require consultation with Steve Federline regarding the conservation area. We have also discussed roof top play fields with the developer.

With the combination of a variety of options having been discussed and no specific detailed proposal offered by Penrose, it makes our comments mostly broad and generic. We believe that our suggestion in Item # 3 above will allow all parties to clarify their proposals, and associated responses and move this process forward significantly. Further, we think that this should be accomplished before the project goes to the next stage of Development Review, which we understand is currently scheduled for late April or early May.

Your assistance on this project is greatly appreciated. If you have questions or need additional information, please contact Jeffrey A. Bourne, Division Chief, 240-777-6810 or myself.

Sincerely,



Greg Bayor
Director

GB:sah

cc: Jeff Bourne, Department of Recreation
Hamid Omidvar, Capital Development Division, DPWT
Anita Aryeete, Office of Management and Budget
Kristin O'Connor, MNCPPC
Michael Ma, MNCPPC
John Carter, MNCPPC



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MEMORANDUM

TO: Robert Kroneneberg, Development Review
FROM: Steve Federline, Countywide Environmental Planning
DATE: June 3, 2005
SUBJECT: Phase III of Rock Spring Centre - Site Plan # 8-05031

RECOMMENDATION

Staff recommends approval of the plan subject to the following condition:

1. Forest Conservation

The applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated June 3, 2005:

The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

- a. Approval of this forest conservation plan specifically **excludes** final approval of the limit of disturbance and tree save associated with the Phase IV site plan area to undergo detailed review in the immediate future. While staff generally concurs in the limits, further detailed review and coordination with county DPS will be necessary before a final approval can be granted.
- b. Compensatory measures in the form of invasives control and supplemental native forest planting shall be provided within the buffer area as compensation for permanent buffer encroachment, above and beyond forest conservation requirements.
- c. The disposition of certain specimen trees at the edge of disturbance associated with Phase III (Trees # 57 and 58, 45" and 36" white oaks) shall be determined prior to clearing and grading after further analysis of potential hazard to proposed development, relative to the current health and structural integrity of these trees.

- d. Record plat of subdivision shall reflect a Category I forest conservation easement over all area of environmental buffers and forest conservation. Amended language to the standard forest easement reflecting a plan for the remaining central park forested buffer area shall be reviewed and approved by MNCPPC staff prior to recordation of lots associated with Phase IV.
- e. Applicant shall be responsible on a pro-rata basis for forest conservation planting responsibilities as ultimately determined with the final forest conservation plan approval associated with the site plan for phase IV.

Standard forest conservation conditions include:

- a. Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- b. Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - X Tree Protection Plan
 - X Afforestation/Reforestation Planting Plan
- c. Submittal of financial security to M-NCPPC prior to clearing or grading.
- d. Record plat to show Category One forest conservation easements. Agreements must be approved by M-NCPPC staff prior to recording plats.
- e. Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

Discussion

The original 53.4-acre Davis-Camalier tract was reviewed for forest conservation as part of the MXPDP zoning application G-713 and the overall Preliminary Plan 1-98092. Refinements to these original approvals are being made as each portion of the site comes in for site plan review. It is at this phase that detailed forest/tree protection plans and planting decisions are approved within the context of the final forest conservation plan requirement for each site plan. The subject site plan covers 1.96 acres of overall 53.4-acre site.

The final forest conservation plan indicates that the Phase III site plan will take responsibility for 2.31 acres of reforestation associated with the overall plan's total reforestation requirement of 10.33 acres.