Montgomery County Public Schools

DIVISION OF CONSTRUCTION
Montgomery County Public Schools
283 Muddy Branch Road, Gaithersburg, MD. 20878 · 301.548.7490 · 301.548.7274 (FAX)

December 7, 2005

Mr. William Mooney
Acting Park and Planning Deputy Director
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Seven Locks Elementary School - Replacement
Final Forest Conservation Plan

Dear Mr. Mooney:

The primary purpose of this letter is to address a change to the Preliminary Forest Conservation Plan that was previously approved by the Planning Board on May 5, 2005. In addition to provide the Planning Board a summary of MCPS efforts towards mitigating community concerns regarding the proposed stormwater management for this project.

As a condition of the preliminary forest conservation plan approval, MCPS submitted the final conservation plan. This plan shows removal of a 30-inch Hackberry tree that was identified in the preliminary plan for preservation. The reason for this change is a result of MCDPW&T requirement for MCPS to widen Kendale Road from its existing 18-foot width to 22 feet (from Crider brook Lane north to Kentsdale Drive) to allow for safe passage of busses that will be accessing the proposed school. The roadway widening is also a recommendation of the traffic study prepared for this project for the same reason of safe passage. The existing roadway is being widened four feet within the county right-of way towards the school property, the Hackberry tree is only 23-inches from the edge of the existing road, and unfortunately, the tree is in the way and requires removal. We have met with representatives from M-NCPPC, MCDPWT and MCDPS (November 30, 2005) to discuss this change and found no practical solution for saving the tree. The Hackberry tree was originally shown to be preserved; however, because of the required roadway widening the final FCP shows the tree to be removed.

In regards to the proposed stormwater management design, we have worked very closely with MCDPS to ensure the outfall from our site has been sized in accordance with Montgomery County requirements. The proposed design provides for quantative attenuation for the 10-year storm event in addition to channel protection volume (1-year storm) which is non-erosive. Controlling the 10-year storm is over and above the typical requirements outlined in the Maryland Department of Environment (MDE) Manual adopted by Montgomery County Department of Permitting Services (MCDPS). All of the drainage from the proposed school site will be discharged through an underground control structure that will detain the increased water flow. The structure is sized to ensure that the increase in flow will not exceed county requirements or be more than the existing flowrate off of the school site. In other words, the stormwater management system design meets all the county requirements with full consideration for a 10-year storm, the design will provide an improvement over what currently exists, and would not exasperate flooding along Kendale Road or erosive conditions that currently exist.

(1)

In addition to numerous Facility Advisory Committee meetings during the schematic design phase, MCPS informed and made project documents available to all interested parties for reviews at various milestones of the project. The project is currently out for bids and we anticipate awarding the contract in mid-January 2006 in order to complete the project by August of 2007.

Montgomery County Public Schools appreciates the efforts of M-NCPPC staff, specifically Callum Murray and Katherine Nelson, who have assisted MCPS with the planning review process. Should you have any questions regarding this letter or require additional information regarding this project, please contact Mr. Jim Tokar at 301.548.7542.

Sincerely,

James Song, Director
Division of Construction

JS:jr

Copy to:
Jim Tokar, MCPS
Jim Giokas, WMCR & P
Callum Murray, M-NCPPC
Katherine Nelson, M-NCPPC
Shawn Benjaminson, ADTEK

Post-it® Fax Note 7671 | Date 12/7/05 | # of pages ▶ 5
To Katherine Nelson | From Ellen Rader
Co./Dept. MNCPPC | Co. MCDPS
Phone # 301/495-4622 | Phone # 240 777 6336
Fax # 301/495-1303 | Fax # 240 777 6339

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

December 6, 2005

Katherine Nelson
Environmental Planner
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Ms. Nelson:

This letter is to provide an update of the stormwater management plan for Seven Locks Elementary School. A sediment control and stormwater management design plan (SC# 219927) is currently under review by the Department of Permitting Services. I am finishing up the third review. Stormwater management for water quality control, channel protection volume, recharge and overbank flood protection are being provided on-site per the approved stormwater management concept letter dated June 13, 2005. No waiver of stormwater management requirements has been granted.

The concept letter listed five items that needed to be addressed. Through the engineered plan submittal process items two and three have been met. Item one has been addressed through notation on the design plans. Item four is dependent on obtaining an approved Forest Conservation Plan. The sediment control permit from MCDPS will not be issued until the limits-of- disturbance shown on the design plans matches what has been approved by MNCPPC on the Forest Conservation Plan.

Item five focused on a potentional drainage issue across Kentsdale Road that could possibly cause icing due to extended drainage release from the school site. It was requested that MCPS coordinate with DPWT regarding this issue. Attached is copy of a letter received from MCPS that summarizes the efforts made by MCPS to address this item. The efforts made are enough to meet what was requested in the concept letter.

If there are any questions or concerns regarding sediment control or stormwater management plan for Seven Locks Elementary School please contact me at 240 – 777-6336. My e-mail address is ellen.rader@montgomerycountymd.gov.

Sincerely,

Ellen Rader

Ellen Rader
Permitting Services Specialist

Cc: Richard Brush, MCDPS
Jim Tokar, MCPS

Montgomery County Public Schools

December 2, 2005

(Via UPS)
Mr. and Ms. Robert Moran
9410 Kendale Road
Potomac, MD 20854

Subject: Seven Locks Elementary School – Replacement

Reference: Stormwater Management Drainage Easement

Dear Mr. and Ms. Robert Moran:

The purpose of this letter is to summarize Montgomery County Public Schools (MCPS) efforts towards addressing your concerns regarding stormwater runoff from the proposed Seven Locks Elementary School at the Kendale site. In addition, to confirm your decision not to grant Montgomery County Department of Public Works and Transportation (MCDPW&T) a stormwater easement on your property.

Per your request, MCPS met with you on August 10, 2005, at MCPS Division of Construction office to discuss the existing stormwater conditions along Kendale Road and what effect the design of the proposed project would have on the stormwater drainage. At that meeting, you were informed that the outfall from our site has been sized in accordance with Montgomery County requirements. The proposed design would be a slight improvement and not contribute to or worsen the situation. More specifically, the design provides for quantative attenuation for the 10-year storm event in addition to channel protection volume (1-year storm) which is non-erosive. Controlling the 10-year storm is over and above the typical requirements outlined in the Maryland Department of Environment (MDE) Manual adopted by Montgomery County Department of Permitting Services (MCDPS). All of the drainage from the proposed school site will be discharged through an underground control structure that will detain the increased water flow. The structure is sized to ensure that the increase in flow will not exceed county requirements or be more than the existing flowrate off of the school site. In other words, the stormwater management system design meets all the county requirements with full consideration for a 10-year storm, the design will provide an improvement over what currently exists, and would not exasperate flooding along Kendale Road or erosive conditions that currently exist. We further discussed that any stormwater drainage improvements to address existing conditions and certainly anything beyond the MCPS property line along the Kendale Road right of way should be addressed by MCDPW&T.

As a follow-up and in response to your concerns, MCPS contacted MCDPW&T for them to evaluate existing drainage conditions along Kendale Road adjacent to your property. MCDPW&T also investigated your recommendation for installation of a storm drain along the east side of Kendale Road (German School side) that would outlet into the creek adjacent to the bridge south of your property. MCDPW&T determined that this would not be a viable solution due to existing grade conditions in front of your property to the stream, and significant tree removal along Kendale Road. At this time, the only workable solution would be to install a drainpipe under Kendale Road and provide for drainage to the creek across your property. However, this requires a drainage easement on your property. The main purpose of the easement would be to alleviate stormwater drainage conditions that currently affect your property.

MCPS representatives Mr. Jim Tokar, Ms. MaryPat Wilson and MCPS Civil Consultant Shawn Benjaminson met with Mrs. Moran at your residence on October 25, 2005, to discuss the possibility of placing a storm drainage easement from the low point of Kendale Road in front of your property to the existing drainage easement at the rear of your property. A subsequent phone conversation with both of you (November 3, 2005) and MaryPat Wilson confirmed that you are reluctant to provide any easement across your property that might limit future development of your property. We further understand that you would prefer to wait until the school site has been developed and assess the situation with the drainage at that point.

Should you have any concerns regarding the stormwater drainage along the Kendale Road right of way, you may contact MCDPW&T, Mr. Michael Mitchell at 240.777.7262, or Montgomery County Department of Permitting Services, Ms. Ellen Rader at 240.777.6339 or Mr. Rick Brush at 240.777.6343.

Moreover, for any question related to this project please contact Mr. Jim Tokar at 301.548.7542.

Sincerely,

James Song, Director
Division of Construction

JS:jr

Copy to:

Mr. Rick Brush, MCDPS, Water Resources Section
Ms. Ellen Rader, MCDPS, Water Resources Section
Mr. Michael Mitchell, MCDPWT, Design Section
Mr. Richard Hawes, MCPS
Ms. MaryPat Wilson, MCPS

June 13, 2005

Patrick S. Welker
ADTEK Engineers, Inc.
97 Monocacy Blvd., Unit H
Frederick, Maryland 21701

Re: Stormwater Management ***CONCEPT*** Request
for Seven Locks Elementary School
Preliminary Plan #:
SM File #: 216834
Tract Size/Zone: 10 Acres / RE-2
Total Concept Area: 10 Acres
Lots/Block:
Parcel(s): 808
Watershed: Cabin John Creek

Dear Mr. Welker:

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 and overbank flood protection via underground pipe storage. On-site water quality control will be provided via two biofiltration facilities, two surface sand filters and four separator sand filters. Overflow inlets will be provided at each of the above ground facilities. Flow-splitting structures will be constructed to deliver the quality volume to each of the separator sand filters. On-site recharge will be provided via infiltration beneath the biofilters.

The following **items** will need to be addressed **during or prior to** 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 stormwater management facilities and associated land disturbances during construction are to be located outside any MNCPPC approved forest conservation or tree save areas.

5. Prior to detailed plan submittal, contact DPWT to coordinate evaluation, design and construction of measures to safely convey drainage from the school site across Kendale Road. The flow from the sites outfall should be non-erosive. The possibility that the extended release time from the outfall pipe might cause an icing condition if it were to sheet-flow across the road is to be evaluated and measures taken to eliminate any such potential concerns.

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 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.

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

Sincerely,

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

RRB:dm CN216834.SevenLocksElementary.EBR

cc: R. Weaver
S. Foderlino
SM File # 216834

QN -on-site; Acres: 10 Acres
OL – on-site; Acres: 7 Acres
Recharge is provided

Montgomery County Public Schools

NOV 16 2005

DIVISION OF CONSTRUCTION
Montgomery County Public Schools
233 Muddy Branch Road, Gaithersburg, MD. 20878 · 301.548.7490 · 301.548.7774 (FAX)

Novemi

Ms. Ellen B. Rader
Permitting Services Specialist
Water resources Section
Department of Permitting services
255 Rockville Pike
Rockville, MD 20850-4166

Post-it® Fax Note 7671	Date 11/17/05	# of pages ▶ 2
To Katherine Nelson	From Ellen Rader	
Co./Dept. MNCPPC	Co. DPS	
Phone # 301-495-4622	Phone # 240-777-6334	
Fax # 1301	Fax # 6339	

Subject: Seven Locks Elementary School – Replacement
Reference: Stormwater Management Concept Request SM File #: 216834

Dear Ms Rader:

This letter is in response to the requirements of the Stormwater Management Concept Approval by DPS, which stated, "Prior to detailed plan submittal, contact DPW&T to coordinate evaluation, design and construction of measures to safely convey drainage from the school site across Kendale Road. The flow from the sites outfall should be non-erosive. The possibility that the extended release time from the outfall pipe might cause an icing condition if it were to sheet-flow across the road is to be evaluated and measures taken to eliminate any such potential concerns." We arranged for a meeting between MCDPS, MCPS and MCDPW&T (on October 10, 2005) to discuss specifics on how MCPS & MCDPW&T should pursue mitigation of the above requirement. It was discussed at this meeting that if MCPS would extend their outfall via an open drainage ditch along the east side of Kendale Road, DPW&T would provide safe conveyance of the storm water under the road. This decision was based on the existence of a drainage easement on property owned by Mr. & Mrs. Moran located on the west side of Kendale Road. We researched available county records and found no such easement along the Kendale Road side of their property; however, a drainage easement does exist at the rear of their property which does not provide connection to the Kendale Road. Furthermore, we met with Mrs. Moran on October 25, 2005, to discuss the possibility of placing a storm drainage easement from the low point of Kendale Road in front of their property to the existing drainage easement at the rear of their property.

Meeting with Mrs. Moran and a subsequent phone conversation with both Mr. and Mrs. Moran (November 03, 2005) brought about the same results. They are reluctant to provide any easement across their property that might limit future development of their property. They would prefer to wait until the school site has been developed and assess the situation with the drainage at that point. Furthermore, they prefer a storm drain system be installed along Kendale Road (on the German School side) that would outlet into the creek adjacent to the bridge to the south along Kendale Road in lieu of the easement. While this seems like a viable solution in theory, it would mean significant cuts to drain the low point in front of the Moran's property to the stream, and additional tree removal along Kendale Road since this proposed storm drain system would be required to buck grade along Kendale Road.

At this point we are at an impasse, we believe that we have performed due diligence to respond to the requirements of the Stormwater Management Concept, but can do no more without the easement. The outfall from our site has been sized in accordance with MDE and Montgomery County requirements. We have provided quantative attenuation for the 10-year storm event in addition to channel protection volume (1-year storm) which is non-erosive.

(9)

We have demonstrated that the discharge from our site will be reduced from existing conditions for the 10-year storm. The project is currently out for bid and we are concerned that this issue may delay start of construction. We respectfully request that the requirements of the storm water management concept regarding this issue be reevaluated and removed. Please call with any questions in these regards.

Sincerely,

James Song, Director
Division of Construction

JS:jr

Copy to:

Mr. Richard Brush, MCDPS, Water Resources Section
Mr. Michael Mitchell, MCDPWT, Design Section
Mr. Richard Hawes, MCPS
Mr. Jim Tokar, MCPS
Ms. MaryPat Wilson, MCPS
Mr. Shawn Benjaminson, ADTEK Engineers, Inc.

DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

April 14, 2005

Mr. Patrick S. Welker
ADTEK Engineers, Inc.
97 Monocacy Boulevard, Unit H
Frederick, Maryland 21701

Re: Stormwater Management ***CONCEPT*** Request
for Seven Locks Elementary School
Preliminary Plan #:
SM File #: 216834
Tract Size/Zone: 10 Acres/ RE-2
Total Concept Area: 10 Acres
Lots/Block:
Parcel(s): 808
Watershed: Cabin John Creek

Dear Mr. Welker:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **unacceptable.** The stormwater management concept consists of on-site channel protection measures via underground storage; on-site water quality control via two StormFilters in series; and, onsite recharge via infiltration.

Please submit a revised stormwater management concept for water quantity and water quality control for review and approval. All submissions must be accompanied by a resubmittal application. The revised submission must incorporate the following items:

1. The maximum drainage area to a StormFilter is one acre.
2. Provide one copy of downstream property owner notifications if a point discharge is proposed. Use MCDPS standard notification letter and send by Certified Mail.
3. Show soil types using the current Montgomery County Soil Conservation District soil mapping.
4. Provide soils investigation and infiltration test results using the approved MCDPS testing methods for any proposed infiltration.
5. Provide one copy of any approved Natural Resources Inventory and Forest Stand Delineation if required by MNCPPC.
6. Size Baysavers using the Optimal Treatment Capacity.
7. Infiltration trenches are not to be located at the top of a slope.

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

Post-it® Fax Note 7671	Date 4/26/05	# of pages ▶ 2
To Katherine Nelson	From Ellen Roeder
Co./Dept. MNCPPC	Co. MCDPS
Phone # 301-495-4622	Phone # 240-777-6336
Fax # 301-495-1303	Fax # 6334

(11)

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 CN216834.SevenLocksES.EBR

cc: SM File # 216834

QN - ; Acres:
QL - ; Acres:
Recharge is provided