**MEMORANDUM**

DATE: May 19, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Supervisor *CC*
Development Review Division *DMK*

FROM: Dolores M. Kinney, Senior Planner (301) 495-1321
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Part of Parcel 125

PROJECT NAME: Bryants Nursery Road

CASE #: 120060720 (Previously 1-06072)

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: RE-2

LOCATION: Located on the northwest side of Bryant's Nursery Road, approximately 200 feet northwest of the intersection with Holly Grove Road

MASTER PLAN: Cloverly

APPLICANT: Atlantic Heritage Construction LLC

ENGINEER: Macris, Hendricks and Glascock

FILING DATE: January 12, 2006

HEARING DATE: June 1, 2006

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50, Montgomery County Subdivision Regulations and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) residential lots for the construction of two (2) one-family detached dwelling units.
- 2) Forest retention areas and environmental buffers to be placed in Category I conservation easement. Easement to be shown on record plat.
- 3) Do not extend Cohasset Drive right-of-way into the environmental buffer on the site.
- 4) Compliance with the conditions of approval of the preliminary forest conservation plan. Conditions include, but are not limited to, the following:
 - a. Revise the preliminary forest conservation plan to indicate that 1.22 acres of existing forest and up to 2.98 acres of newly planted forest within the conservation easement may be used as a forest mitigation bank subject to M-NCPPC staff approval of a plan for planting and/or managing for natural regeneration.
 - b. Final forest conservation plan to include permanent markers (such as permanent fences or signs) to clearly identify boundaries of the Category I conservation easement.
 - c. Final forest conservation plan to include a final tree save plan that covers additional tree care measures for individual specimen trees proposed for retention and that identifies trees on Lot 19 that may be impacted. The applicant shall notify the affected property owner on Lot 19 of such impacts.
- 5) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 7) The applicant shall comply as requested by Maryland State Highway Administration (SHA) in the attached letter dated May 18, 2006 (see Attachment No. 1 in the attached Transportation Planning memo):
 - a. For the Intercounty Connector (ICC) Corridor 2 alignment: the applicant shall place in reservation the area shown on Attachment No. 2 in the attached Transportation Planning memo (“Reservation Area A”) until the earlier of (a) July 1, 2006; or (b) a final Record of Decision is issued by the Federal Highway Administration (FHWA) for the ICC and that Record of Decision does not include Reservation Area A, or any portions thereof, within the final ICC alignment.
 - b. For Norbeck Road Extended: the applicant shall place in reservation the area shown on Attachment No. 2 in the attached Transportation Planning memo (“Reservation Area B”) until a final Record of Decision for the MD 28/MD 198 Corridor Improvement Study is issued by the FHWA, and that Record of Decision does not include Reservation Area B, or any portions thereof, within the final Norbeck Road Extended/MD 28/MD 198 alignment.

- 8) At least 90 days prior to submission of any building or construction permit for the subject development, the applicant shall provide a certified written notice to the SHA, Engineering Access Permits, Division Office of Highway Development regarding applicant's intent to proceed forward with the proposed development on the site. The applicant shall concurrently send a copy of this letter to Maryland-National Capital Park and Planning Commission, c/o Chief, Transportation Planning.
- 9) The applicant shall locate all site improvements outside of Reservation Areas A and B until the respective reservation requirements (according to Condition 1 above) for the ICC and Norbeck Road Extended/MD 28/MD 198 are met.
- 10) If applicable, the final record plat shall delineate both Reservation Area A and Reservation Area B. The extent of respective reservations shown on the final record plat shall conform to those limits requested/identified by SHA per Attachment No. 1 and Attachment No. 2 in the attached Transportation Planning memo.
- 11) Consistent with the 1997 Approved and Adopted *Cloverly Master Plan*, dedicate and show on the final record plat right-of-way along Bryants Nursery Road that provides for a minimum of either 35 feet from the roadway centerline, or 70 feet from the opposite roadway right-of-way line.
- 12) Limit future development on the property as part of this preliminary plan to a maximum of two single-family detached dwelling units, which shall be served by a single shared access driveway off Bryants Nursery Road.
- 13) The applicant shall resolve all issues and satisfy all conditions/comments pertaining to SHA and Montgomery County Department of Public Works and Transportation (DPWT) review of this preliminary plan prior to the final record plat, and shall provide written notification to both the Development Review Division and the Transportation Planning staff that all outstanding issues are resolved.
- 14) Compliance with conditions of MCDPWT letter dated, April 13, 2006, unless otherwise amended.
- 15) Compliance with the conditions of the MCDPS stormwater management approval dated January 10, 2006.
- 16) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated October 20, 2005.
- 17) Other necessary easements.

SITE DESCRIPTION:

Part of Parcel 125 ("Subject Property") is located on the northwest side of Bryant's Nursery Road, approximately 200 feet northwest of the intersection with Holly Grove Road.

(Attachment A). The Subject Property contains 8.05 acres and is zoned RE-2. A portion of the property is located in the Inter-County Connector (ICC) Corridor II Alignment.

PROJECT DESCRIPTION:

This is a preliminary plan of subdivision to create two (2) lots for the construction of two (2) one-family detached dwelling units (Attachment B). The proposed lots will be served by private well and standard private septic. Access to the property will be via a shared driveway from Bryants Nursery Road. The proposed ICC Corridor II Alignment crosses the rear of the Subject Property.

DISCUSSION OF ISSUES

Master Plan Compliance

The Cloverly Master Plan did not specifically address the Subject Property but did provide general guidance and recommendations for development patterns and density. These recommendations were designed to provide a transition between the suburban areas to the east and the agricultural areas to the west and to protect Darnestown's residential character. The Master Plan confirmed the RE-2 zoning, and the current preliminary plan comports with the RE-2 zone development standards.

Transportation

Site Location, Access, Circulation, and Transportation Facilities

The property is located along Bryants Nursery Road, to the south of Norbeck Road Extended. Access to the proposed dwelling units is proposed from Bryants Nursery Road, which is designated as a rustic road between Norwood Road and New Hampshire Avenue (MD 650). The non-master planned Corridor 2 alignment of the proposed ICC follows Norbeck Road Extended to the north of the property, which is designated as a major highway.

Proposed Intercounty Connector

The Intercounty Connector is proposed as a limited-access east-west highway intended to link areas between I-270 to the west and I-95/US 1 to the east, through central/eastern Montgomery and western Prince George's Counties. At present, the ICC planning process has concurrence on two final alternative alignments called Corridor 1 and Corridor 2. Corridor 1 generally follows an alignment that is incorporated in area master plans for the ICC, while Corridor 2, to the east of Georgia Avenue (MD 97), follows an alignment to the north of Corridor 1 that is not represented in any area master plans. Information available in the *Final Environmental Impact Statement (FEIS)* for the ICC shows the physical impact of the Corridor 2 alignment on the subject development (see Attachment No. 3 in the attached Transportation Planning memo). However, as seen

in Attachment No. 2 and Attachment No. 3 in the attached Transportation Planning memo, all site related development activity is located well away from the reservation areas identified for the proposed ICC Corridor 2 alignment and the alignment for Norbeck Road Extended/MD 28/MD 198.

Currently, the ICC planning process is moving forward with the State's selection of Corridor 1 as its preferred alternative for construction, and submission of an *FEIS*. After reviewing the *FEIS*, FHWA will make a final determination on the project in a Record of Decision, which at the present time is expected to occur in mid 2006.

Master Plan Roadways and Pedestrian/Bikeway Facilities

The Approved and Adopted 1997 *Cloverly Master Plan* includes the following nearby master-planned roadway, bikeway, and pedestrian facilities:

1. Norbeck Road Extended, as an east-west two to four-lane major highway (M-18) with a minimum right-of-way width of 150 feet between Layhill Road to the west and MD 650 to the east, with a proposed rural streetscape and a Class I bikeway (PB-33); also a dual bikeway (DB-21; i.e., a shared-use path and bike lane) in the Countywide Bikeways Functional Master Plan. This roadway connects Norbeck Road (MD 28) with Spencerville Road (MD 198).
2. Bryants Nursery Road, between Norwood Road to the southwest and MD 650 to the northeast, as a rustic road.

Nearby Transportation Improvement Projects

The SHA Consolidated Transportation Program include the following nearby projects:

1. The Intercounty Connector: Planning studies for this project are currently ongoing.
2. The MD 28/MD 198 Corridor Improvement Planning Study: SHA anticipates a Record of Decision on the project in late 2007. The study is currently funded for project planning only.

Local Area Transportation Review

The subject preliminary plan, consisting of two single-family detached dwelling units, will generate less than 30 total peak hour trips during the weekday morning (6:30 a.m. – 9:30 a.m.) and evening (4:00 p.m. – 7:00 p.m.) peak periods (two total peak hour trips, respectively). Therefore, the subject development is not required to satisfy Local Area Transportation Review.

Cohasset Drive

Cohasset Drive, which terminates at the southern edge of the Subject Property, was originally recommended by the Department of Public Works and Transportation (DPWT) for dedication as a cul-de-sac. If the cul-de-sac were dedicated, it would encroach into the stream valley buffer. Staff's evaluation of the preliminary plan balanced the need to protect the natural environment with the access issue and determined that the extension of the Cohasset Drive cul-de-sac is not necessary.

Environment

The 10.14-acre site lies within the Northwest Branch watershed (Use IV waters). The Bryant's Nursery Tributary of Northwest Branch traverses through the western portion of the site. The stream's floodplain, a small wetland, and the environmental buffer for the stream and wetland also lie within the site. The environmental buffer encompasses 6.11 acres of the site, of which 3.13 acres are in forest cover. The forest is a bottomland, mixed hardwood stand dominated by red maple and sycamore. White ash, tulip poplar, and black walnut are also common trees in the forest.

The eastern portion of the property includes individual trees, some of which are of specimen size. There are also large and specimen size trees adjacent to the property on Parcel 251. One offsite tree is a 62" black gum.

Forest Conservation

The preliminary forest conservation plan proposes to retain all of the existing forest (4.03 acres), which would be placed in a Category I conservation easement. The conservation easement would lie within proposed Lot 1.

Staff believes the forest retention area is configured so that there is enough separation between the proposed house for Lot 1 and the conservation easement to allow for usable yard areas on the lot. Staff recommends that permanent markers, such as permanent fences or signs, be installed along the conservation easement boundary so that the lot owner is aware of the location of the conservation easement.

The proposed forest retention of 4.03 acres exceeds the break-even point of 2.81 acres. Therefore, no forest planting is required. The 1.22 acres of forest retention that exceeds the break-even point may be used for forest mitigation banking, if the applicant wishes to do so. In addition, there are 2.98 acres of environmental buffer area that is currently not forested which may be used for forest mitigation banking if the area is planted in forest or is allowed to naturally regenerate into forest. To qualify for use as a forest mitigation bank area, the applicant would need to prepare and implement a forest-planting plan and/or plan to encourage natural regeneration of forest. Such plans would

have to be reviewed and approved by M-NCPPC staff. A bond to cover the planting or natural regeneration measures would have to be posted.

The preliminary forest conservation plan includes a tree protection component for large trees that are proposed to be retained onsite and adjacent to the site. Two specimen trees on the site are proposed for removal because the house and septic field for proposed Lot 1 would be located near or over these trees. The proposed driveway and ingress/egress/utility easement to serve Lot 1 has been configured to protect several large and specimen trees on and off the site. Staff finds that the proposed limits of disturbance will adequately protect these specific trees and recommends that a final tree save plan be part of the final forest conservation plan. The final tree save plan would identify additional tree care measures, if needed, for those specimen trees that are proposed for retention. In addition, staff is recommending that potential impacts to trees on adjacent Lot 19 be identified by the applicant's arborist and that the affected property owner be notified of these possible impacts.

It is Staff's opinion that the preliminary forest conservation plan, with staff's recommended conditions, meets the requirements of the County Forest Conservation Law.

Environmental Buffers

The environmental buffer is located on proposed Lot 1. The buffer and the forest within the buffer area are to be protected with a Category I conservation easement. In addition, staff recommends against the dedication of right-of-way for a potential cul-de-sac for Cohasset Drive. The cul-de-sac would not serve any existing or proposed development and would involve filling in sections of streams and loss of priority forest.

As noted above, that part of the buffer area that is not currently forested may be approved for use as a forest mitigation bank if it is planted in forest or allowed to naturally regenerate into forest. A planting or natural regeneration plan would have to be reviewed and approved by M-NCPPC staff.

Citizen Outreach and Correspondence

This plan submittal pre-dated new requirements for a pre-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

ANALYSIS

Staff's review of Preliminary Plan #120060720 (Formerly 1-06072), Bryants Nursery Road, indicates that the plan conforms to the recommendations of the Cloverly Master Plan. The proposed preliminary plan is consistent with the master plan goal to

maintain the residential character of the area. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the proposed lot as demonstrated on the Data Table shown in Attachment C. Staff further finds that the size, width, shape, and orientation of the proposed and future lots are appropriate for the location of the subdivision.

CONCLUSION:

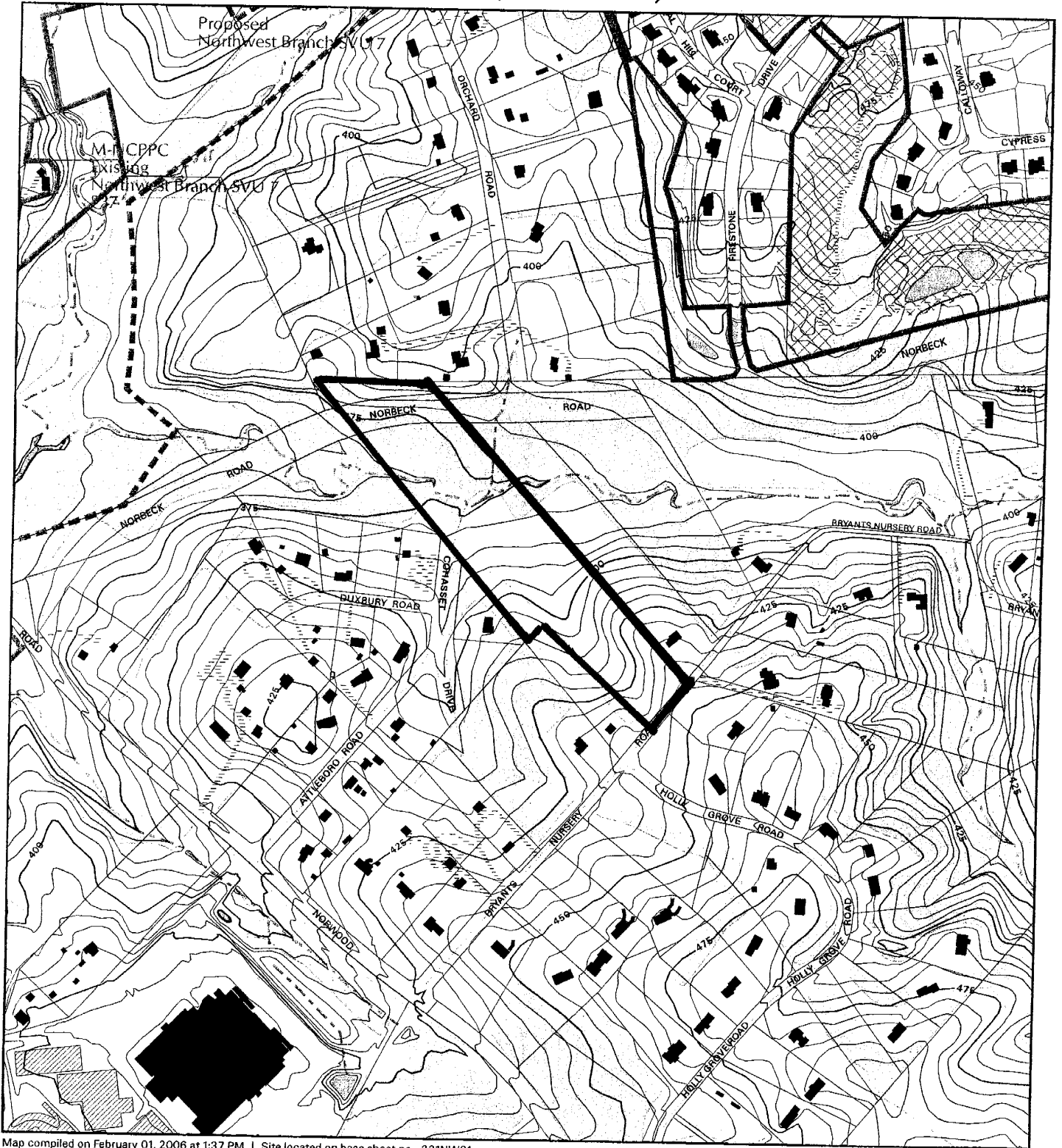
Staff finds that Preliminary Plan #120060720 (Formerly 1-06072), Bryants Nursery Road, conforms to the Cloverly Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

Attachments

- Attachment A Vicinity Development Map
- Attachment B Proposed Development Plan
- Attachment C Preliminary Plan Data Table
- Attachment D Agency Correspondence

BRYANT'S NURSERY ROAD (120060720)

ATTACHMENT A



Map compiled on February 01, 2006 at 1:37 PM | Site located on base sheet no - 221NW01

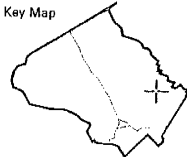
NOTICE

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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.

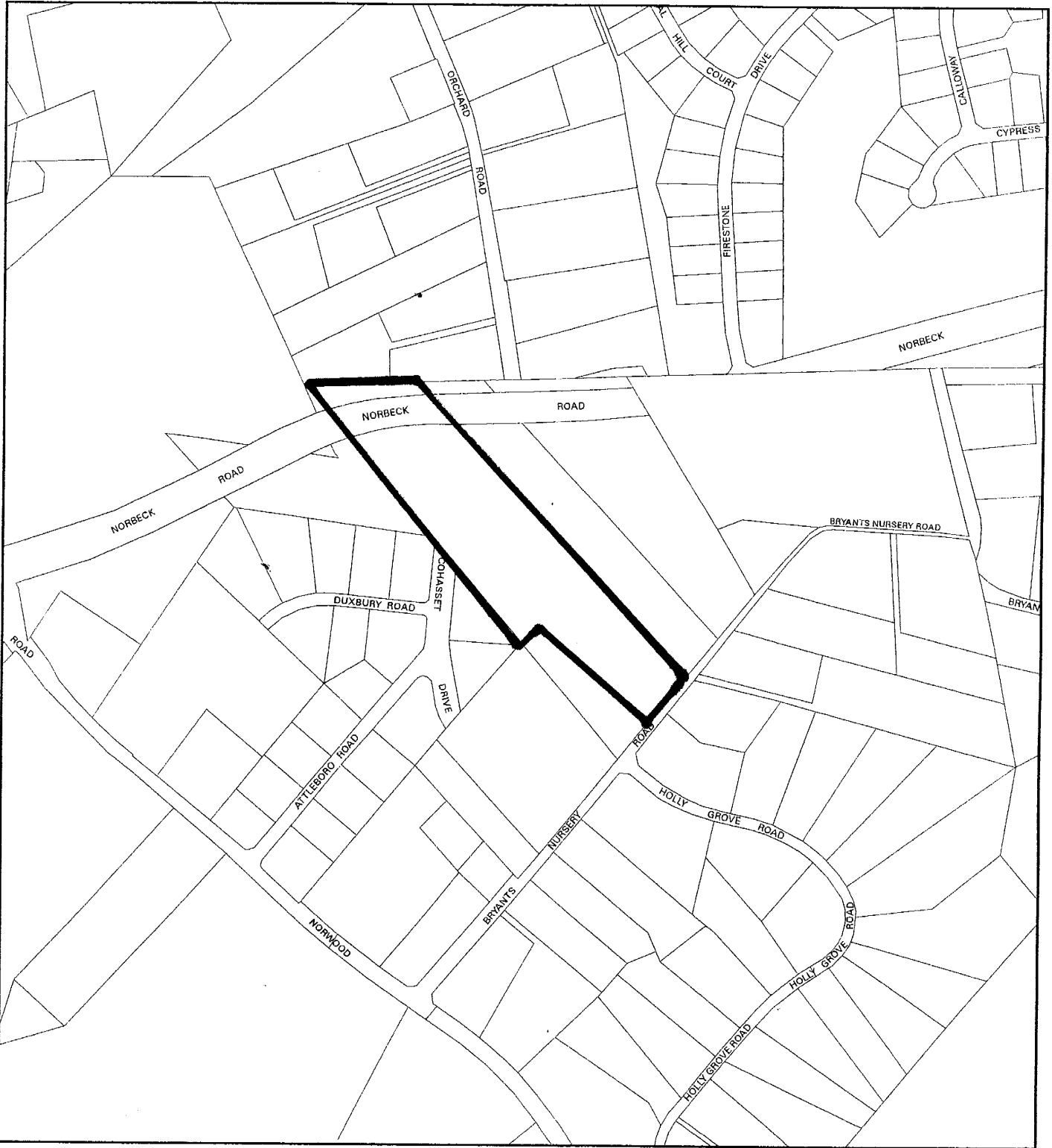
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



1 inch = 600 feet
1 : 7200

BRYANT'S NURSERY ROAD (120060720)



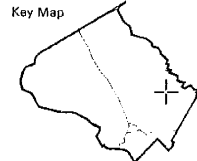
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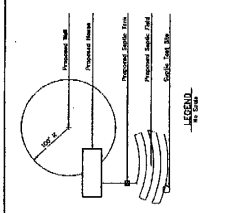
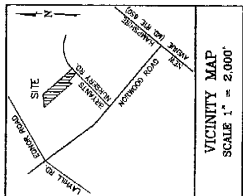
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1 inch = 600 feet
1 : 7200

Preliminary Plan Data Table and Checklist

Plan Name: Bryants Nursery Road (Holly Grove)				
Plan Number: 120060720				
Zoning: RE-2				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Two one-family detached dwelling units				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 sq.ft.	91,476 sq.ft. is minimum proposed	<i>Dml</i>	May 19, 2006
Lot Width	150 ft.	Must meet minimum	<i>Dml</i>	May 19, 2006
Lot Frontage	25 ft.	Must meet minimum	<i>Dml</i>	May 19, 2006
Setbacks				
Front	50 ft. Min.	Must meet minimum	<i>Dml</i>	May 19, 2006
Side	17 ft. Min./ 35 ft. total	Must meet minimum	<i>Dml</i>	May 19, 2006
Rear	35 ft. Min.	Must meet minimum	<i>Dml</i>	May 19, 2006
Height	50 ft. Max.	May not exceed maximum	<i>Dml</i>	May 19, 2006
Max Resid'l d.u. or Comm'l s.f. per Zoning	1 d. u. per 2 acres	2 dwelling units	<i>Dml</i>	May 19, 2006
MPDUs	N/A	N/A	<i>Dml</i>	May 19, 2006
Site Plan Req'd?	No	No	<i>Dml</i>	May 19, 2006
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes	Yes	<i>Dml</i>	May 19, 2006
Road dedication and frontage improvements	Dedication	Yes	DPWT	April 13, 2006
Environmental Guidelines	Yes	Yes	Environmental memo	May 3, 2006
Forest Conservation	Yes	Yes	Environmental memo	May 3, 2006
Master Plan Compliance	Yes	Yes	<i>Dml</i>	May 5, 2006
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes	Yes	DPS	January 10, 2006
Well and Septic	Yes	Yes	DPS	October 4, 2005
Local Area Traffic Review	Yes	Yes	Transportation Planning	(forthcoming)
Fire and Rescue	Yes	Yes	MCFRS	March 8, 2006

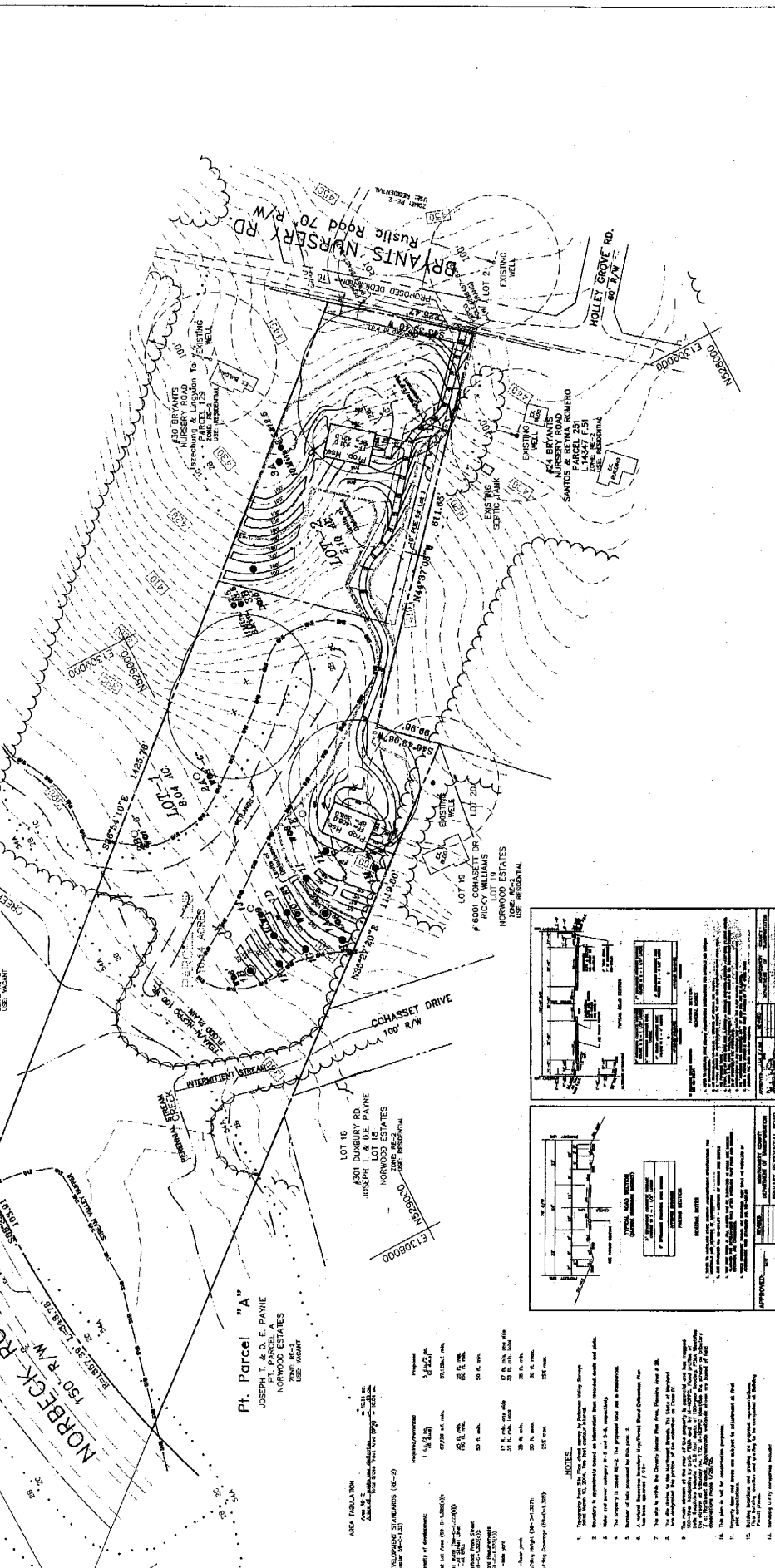


INVERT TABLE
* For Gravity Sewerage System

LOT	TOP OF INVERT	INVERT	MANHOLE	LOWEST FINISH	BASINMENT FLOOR
1	2.3625	2.3625	2.3625	2.3625	2.3625
2	2.3725	2.3625	2.3625	2.3625	2.3625

SEPTIC DESIGN CHART
1" = 10' HORIZ. SCALE
1" = 1' VERT. SCALE

SEPTIC SYSTEM	DEPTH	WIDTH	LENGTH	NUMBER OF INVERTS	NUMBER OF MANHOLES	NUMBER OF BODIES
1	10'	10'	10'	1	1	1
2	10'	10'	10'	1	1	1

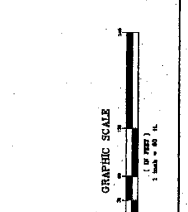


PRELIMINARY PLAN OF SUBDIVISION
PT. PARCEL 123
BRYANTS NURSERY ROAD
L. 2895B, F. 75B
5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Montic, Henricke & Glanville, P.A.
Professional Land Surveyors & Engineers
117905
117905
04/22/11

PREPARED FOR:
Atlantic Green Development, LLC
Atlantic Green Development, LLC
Rockville, Md. 20855
Phone: (301) 928-8177
Fax: (301) 928-8368

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PERCOLATION CERTIFICATE
I hereby certify that the analysis has been made and the results are as shown on this plan. I have been duly sworn and my commission expires on the 31st day of December, 2011.

[Signature]
DATE: 04/22/11
PROF. REG. NO. 31123

SEPTIC DESIGN CHART
1" = 10' HORIZ. SCALE
1" = 1' VERT. SCALE

NOTICE
1. This plan is prepared in accordance with the provisions of the Subdivision Map Act, Article 28, Chapter 20, of the Code of Maryland Annotated, and the Regulations of the State Board of Geographical Names.
2. The owner of this plan is advised that the State Board of Geographical Names has no authority to determine the validity of the names shown on this plan.
3. The names shown on this plan are subject to change by the State Board of Geographical Names.
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PERCOLATION CERTIFICATE
I hereby certify that the analysis has been made and the results are as shown on this plan. I have been duly sworn and my commission expires on the 31st day of December, 2011.

[Signature]
DATE: 04/22/11
PROF. REG. NO. 31123

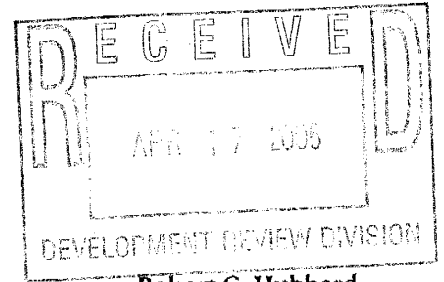
Preliminary Plan Data Table and Checklist

Plan Name: Bryants Nursery Road				
Plan Number: 120050760				
Zoning: RE-2				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: 2 one-family detached dwelling units				
PLAN DATA	Required/Permitted	Provided	Verified	Date
Minimum Lot Area	87,120 sq.ft.	26,376 sq.ft. is minimum proposed	<i>DMU</i>	October 31, 2005
Lot Width	25 ft.	Must meet minimum	<i>DMU</i>	October 31, 2005
Lot Frontage	150 ft.	Must meet minimum	<i>DMU</i>	October 31, 2005
Setbacks				October 31, 2005
Front	50 ft. Min.	Must meet minimum	<i>DMU</i>	October 31, 2005
Side	17 ft. Min./ 35 ft. total	Must meet minimum	<i>DMU</i>	October 31, 2005
Rear	35 ft. Min.	Must meet minimum	<i>DMU</i>	October 31, 2005
Height	50 ft. Max.	May not exceed maximum	<i>DMU</i>	October 31, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 one-family detached dwelling units	2 one-family detached dwelling units	<i>DMU</i>	October 31, 2005
MPDUs	0	0	<i>DMU</i>	October 31, 2005
TDRs	0	0	<i>DMU</i>	October 31, 2005
Site Plan Req'd?	N/A	N/A	<i>DMU</i>	October 31, 2005
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	Yes	DPWT	October 25, 2005
Road dedication and frontage improvements	No	No	Transportation Planning	November 1, 2005
Environmental Guidelines	Yes	Yes	Environmental memo	April 11, 2005 and November 2, 2005
Forest Conservation	Yes	Yes	Environmental memo	April 11, 2005 and November 2, 2005
Master Plan Compliance	Yes	Yes	<i>DMU</i>	October 31, 2005
Other				
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Yes	DPS memo	April 20, 2005
Well and Septic	Yes	Yes	DPS memo	October 20, 2005
Local Area Traffic Review	Not required	N/A	<i>DMU</i>	
Fire and Rescue	No comments ¹	N/A	<i>DMU</i>	

¹ Per Section 50-35(c) of the Subdivision Regulations, each agency to which a plan is referred has 30 days to return recommendations. If a recommendation is not made within the 30-day review period by any agency to whom referred, the plan is deemed to be approved by the agency.

**AGENCY
CORRESPONDENCE**

*Attor
Done Crown
GOL
1/26*



Douglas M. Duncan
County Executive

DEPARTMENT OF PERMITTING SERVICES

Robert C. Hubbard
Director

MEMORANDUM

October 4, 2005

TO: Ms. Cathy Conlon, Development Review,
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #7-05045, Bryants Nursery Road-2 lots

This is to notify you that the status of the plan received in this office on September 15, 2005, is as follows:

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.

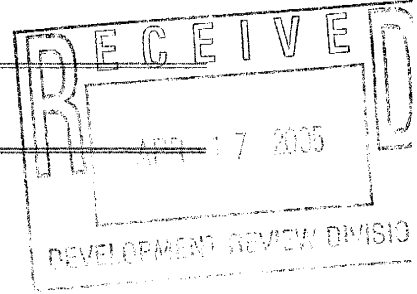
If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner
Surveyor
File





FIRE MARSHAL COMMENTS



DATE: 3-8-2006
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~BRYANT'S NURSERY ROAD #1-06072 WITH REVISION DATED 2-17-06

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 3-8-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

January 10, 2006

Robert C. Hubbard
Director

Mr. Steven L. Wilde
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for Bryants Nursery Road
Preliminary Plan #: Pending
SM File #: 222923
Tract Size/Zone: 10.14 acres / RE-2
Total Concept Area: 10.14 acres
Lots/Block: N/A
Parcel(s): 125
Watershed: Northwest Branch

Dear Mr. Wilde:

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 water quality control and onsite recharge via nonstructural practices. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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. Water quality requirements shall be met through the use of disconnection credits, as outlined in the stormwater management concept submission. Dry wells will not be allowed due to the proximity of well and septic areas. All areas, including the proposed driveway, must clearly show that they are designed to meet the criteria for disconnection. The driveway, as submitted on the proposed stormwater concept plan, does not currently meet the requirements for disconnection of non-rooftop areas.
5. The design narrative in the stormwater management concept submission indicates that "The joint driveway has been kept as narrow as possible to minimize impervious surface on the site". The driveway width on the conceptual plan scales to 10-feet. Therefore, the detailed plans must show that the proposed driveway shall be kept to a maximum width of 10-feet. In addition, the driveway will need to be constructed with across slope in order to meet the disconnection requirements.

