



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Item #2
4/11/02

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief, County-Wide Planning Division
Jorge A. Valladares, P.E., Chief, Environmental Planning *JW.*

FROM: Mark Pfefferle, Planning Coordinator *MP*

DATE: April 5, 2002

SUBJECT: Preliminary and Final Water Quality Plan for the Kingsley Wilderness School, I-3 Zone; intersection of Whelan Lane and MD 121 (Seneca Corrections Site), Clarksburg

RECOMMENDATION

Staff recommends approval of the preliminary and final water quality plan subject to the following conditions:

- Conformance to the conditions as stated in the Department of Permitting Services letter dated February 19, 2002 (see attachment A).

DISCUSSION

The subject property is 5.5 acres located at the northwest quadrant of MD 121 and I-270 in Clarksburg. The Kingsley Wilderness School is part of a 300-acre tract owned by Montgomery County that includes the Clarksburg Correctional Facility. There are no stream buffers within the project limits of disturbance. A forest conservation plan has been approved for the entire 300-acre tract as part MR 97037 (Clarksburg Correctional Facility).

The school property lies within the Moneysworth Farm historic area. Access to the school property is via the historic access road that serves the Moneysworth Farm. The historic road is accessed via Whelan Road. The Clarksburg Correctional Facility is northeast of the school. The project site slopes down in a southerly direction at grades generally within 10 to 12 percent. The entire site lies with the drainage basin for Ten Mile Creek and in the Clarksburg Special Protection Area. There are no streams or stream buffers within the project limits.

The proposed onsite project work consists of an asphalt parking and bus access loop, additional gravel parking areas, stone-dust walkways, a half-court basketball court, stormwater management controls, wood ramps, water and sewer lines, and five portable buildings.

This review includes both the preliminary and final water quality plans, which is required as part of the Special Protection Area regulations. Under the SPA law, Montgomery County Department of Permitting Services (MCDPS) and the Planning Board have different responsibilities in the review of the water quality plan. MCDPS has reviewed and conditionally approved the elements of the preliminary/final water quality plan under their purview. The Planning Board responsibility is to determine if the site imperviousness and environmental guidelines for special protection areas have been satisfied.

SITE PERFORMANCE GOALS

As part of the preliminary water quality plan, several site performance goals were established for the project:

- Maintain existing base flow by minimizing impervious area and providing infiltration structures if feasible.
- Minimize storm flow runoff and maintain stream channel geometry via the redundant stormwater management controls.
- Minimize sediment loading.

STORMWATER MANAGEMENT

To help meet these performance goals, the stormwater management plan requires water quality control and quantity control to be provided on-site via vegetated swales that outlet to a surface sand filter. The water quality structure is to be sized to provide one-inch of treatment for the contributing impervious drainage area. Water quantity control will be provided above the sand filter for the one-year storm event.

SITE IMPERVIOUSNESS

The master plan directed that ultimate development of the entire 300-acre tract not to exceed 15 percent impervious surface (buildings, road, walks, parking lots). The Clarksburg Correctional Facility contributes 13 acres, or 4 percent, to the site imperviousness. The proposed facility will add 0.82 acres of impervious surface to the total, or 0.27 percent, to the entire 300-acre tract.

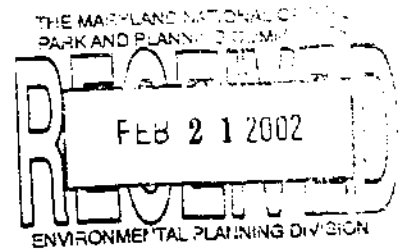
ENVIRONMENTAL GUIDELINES

The environmental guidelines for SPA's require examination of many tools to maximize achievement of site performance goals. For instance, the goal of protecting seeps, springs, and wetlands is better achieved with naturalized buffers surrounding these areas. The natural resource inventory for the 300-acre tract identified the environmental buffers. As part of the forest conservation plan for the Clarksburg Correctional Facility, the applicant placed a conservation easement on the sensitive areas including streams, springs, seeps, wetlands, floodplains, associated buffers, and steep slopes.

FOREST CONSERVATION

A forest stand delineation was prepared for Kingsley Wilderness School to assess the forest in the immediate area of the new temporary classroom buildings and to determine the presence of rare, threatened or endangered species and critical habitats. The state of Maryland's Natural Heritage Program identified the endangered bluet flower to be in the area. However, field investigations during September 2000 did not find any bluet flowers on the property.

The forest conservation plan for the entire 300-acre tract, which includes the Kingsley Wilderness School, was submitted as part of the mandatory referral for the Clarksburg Correctional Facility. The forest conservation plan for the Clarksburg Correctional Facility placed 162 acres of the 300-acre tract in a forest conservation easement. There are no forest conservation plan requires for the project area.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

February 19, 2002

Robert C. Hubbard
Director

Mr. Matt Batcher
A. Morton Thomas and Associates, Inc.
12750 Twinbrook Parkway
Rockville, Maryland 20852

Re: **Preliminary/Final Water Quality Plan** for
Kingsley Wilderness School
SM File #: 203930
Tax Plate: EW
Montg. Co. Grid: 9A4
Watershed: Little Seneca Creek

SPECIAL PROTECTION AREA

Dear Mr. Batcher:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is conditionally approved.

Site Description: The site plan consists of improvements to an existing school site located at the end of Whalen Lane. The proposed improvements will consist of three portable classrooms, a greenhouse, a finishing shop and improvements to the access drive (including a bus turnaround and parking spaces). The property is located within the Clarksburg Special Protection Area (SPA).

Stormwater Management: Water quality control and quantity control will be provided on-site via vegetated swales that outlet to a surface sandfilter. The water quality structure will be sized to provide one-inch of treatment for the contributing impervious drainage area. Water quantity control will be provided above the sandfilter for the one-year storm event.

Sediment Control: Disturbance is to be minimized as much as possible. Provide a sediment trap feed by earth dikes for sediment control. It appears that a sediment trap at the location of the proposed sand filter is feasible and could easily be converted when the site is stabilized. Silt fence is permissible for the small area (about 3,750 square feet) that drains to the north.

Performance Goals: The following is the list of performance goals that were established at the pre-application meeting:

1. Maintain base flow by minimizing impervious area and providing infiltration structures if infiltration is found to be feasible.
2. Minimize storm flow runoff and maintain stream channel geometry via the redundant stormwater management controls.
3. Minimize sediment loading.

ATTACHMENT A

Matt Batcher
February 19, 2002
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Conditions of Approval: The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plan.

1. Provide a minimum of one foot of stone (dead storage) below the surface sandfilter outlet pipe to provide groundwater recharge.
2. The proposed surface sandfilter is to be built to current county standards.
3. Provide a clear path for maintenance access to the stormwater management structure.
4. An engineered sediment control plan is required.

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 you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

Sincerely,



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

RRB:enm:CN203930

cc: M. Shaneman
S. Federline
L. Galanko
D. Marshall

Qn on-site; Acres 1.0
Ql on-site; Acres 1.0