

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
AFFORDABLE HOUSING IMPACT STATEMENT



Plan Type: Site Plan

Date Range: Not Applicable

Planning Area: 34 - FAIRLAND

Initial Report

Project Description

Name of Project / Plan	THE TOWNS OF DOGWOOD
Project / Plan Number	820050160
Current Zoning	RT-8
What is Proposed?	TW
Is project being considered as a Green Tape project for affordable housing?	No
TDR's (Proposed / Approved)	0 / 0

Impact on Housing Supply

	<i>Single Family Detached</i>	<i>Single Family Attached</i>	<i>Multi-Family</i>	<i>Total Units</i>
Maximum number of dwelling units allowed by Zoning	0	0	0	0
Number and type of dwelling units proposed	0	30	0	30
Number and type of dwelling units approved	0	0	0	0
Number and type of dwelling units to be removed or demolished	0	1	0	1
Net increase \ decrease in dwelling units	0	0	0	0

Impact on Affordable Housing

	Affordable Housing			Total Units
	MPDU	Other	Workforce	
Number and type of affordable housing units proposed	0	0	0	0
Number and type of affordable housing units approved	0	0	0	0
Number and type of affordable housing units to be removed or demolished	0	0	0	0
Increase/Decrease in affordable housing units	0	0	0	0

Impact on the Demand for Housing

Types of jobs to be created:

Commercial	Manufacturing	Office	Research & Development	Schools
0	0	0	0	0





Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

RECEIVED

July 7, 2004

Ms. Cathy Conlon
Acting Supervisor Development Review
Subdivision Division
Maryland National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

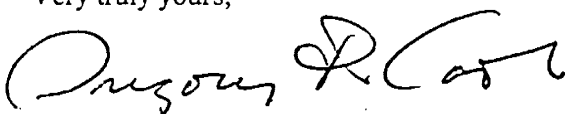
Re: Montgomery County
US 29
The Towns of Dogwood
File No. 1-04096

Dear Ms. Conlon:

This office reviewed the submitted plan and respectfully request that street "A" be extended to the property line and a ingress, egress and utility easement be provide to serve parcel 111.

If you have any questions, please contact Greg Cooke at 410-545-5595 or out toll free number in Maryland only 1-800-876-4742 (x5595). You may also email him at (gcooke@sha.state.md.us).

Very truly yours,


Greg Cooke
Mr. Bowden Ward, Assistant Division Chief
Engineering Access Permits
Division

gc

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
MHG
Mr. Tom Hinchliffe-ORE

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

July 8, 2004

Robert C. Hubbard
Director

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

Re: Stormwater Management **CONCEPT** Request
for Towns of Dogwood
Preliminary Plan #: Pending
SM File #: 210803
Tract Size/Zone: 5 acres / RT-8
Total Concept Area: 2.5 acres
Lots/Block: Proposed lots 1-30
Parcel(s): 27 & 79
Watershed: Little Paint Branch

Dear Mr. Roser:

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 via construction of a bio filter and a separator sand filter. Onsite recharge is provided via storage below the biofilter, storage within a stone trench, and non structural measures. 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. A dam breach analysis must be submitted for review and approval prior to submission of detailed plans for sediment control/stormwater management review. The existing and proposed breach flow areas must be compared. If the breach flow area increases on the adjacent MSHA property as a result of the proposed construction, a letter of permission from MSHA will be required which indicates their acceptance of the increased breach flow area on their property. The alternative is to remove Lot 17 and leave the flow area undisturbed.
5. A field meeting must be held prior to submission of detailed sediment control/stormwater management plans in order to determine the locations and types of stream stabilization necessary. Please call Mark Etheridge (240-777-6338) to schedule a time for the field meeting.

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 Mark Etheridge at 240-777-6338.

Sincerely,



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

RRB:dm mce

cc: R. Weaver
S. Federline
SM File # 210803

QN -ON; Acres: 2.5
QL - ON; Acres: 2.5
Recharge is provided

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Wynn Witthans
Development Review Division

SUBJECT: Plan # 8-05016, Name The Towns of Dogwood
DRC date: December 13, 2004 (#1-04096)

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

XXX Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:

XXX Hold for the following Revisions/Additional Information before scheduling for Planning Board:

_____ Revise forest conservation plan (see FCP recommendation sheet)

XXX DPS SWM concept approval of July 8, 2004 includes issues (see #4) that may affect the site plan (specifically, Lot #17).

In addition, MNCPPC staff noted at preliminary plan need for stream restoration in significantly incised area 140' east of Dogwood Lane. This issue should be addressed prior to Planning Board hearing, as staff may request stabilization in this area if it is beyond DPS' authority to require such improvements.

SIGNATURE: _____


Steve Federline, Environmental Planning
Countywide Planning Division

301-495-4550

DATE: _____

12/10/04

cc: engineer/applicant

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Wynn Witthans
Development Review Division

SUBJECT: Final Forest Conservation Plan # 8-05016
Site Plan The Towns of Dogwood
Date Recd NRI/FSD # 4-04131

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

XXX Adequate as submitted

RECOMMENDATIONS

XXX Approve subject to the following conditions:

XXX Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")

XXX Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:

XXX Tree Protection Plan

XXX Landscape Planting Plan (Three 2-3" Chestnut Oak trees in compensation for lost specimen

 Submittal of financial security to M-NCPPC prior to clearing or grading.

XXX Record plat to show Category I forest conservation easements over environmental buffer and forest conservation areas. Any amended agreements must be approved by M-NCPPC staff prior to recording plats.

 Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

SIGNATURE:


Steve Federline, Environmental Planning
Countywide Planning Division

DATE:

12/10/04

cc: (applicant)

FCPRinWord 4/20/04 rev