Loiederman Associates, Inc.

Civil Engineering
Land Planning
Land Surveying

July 29, 1988

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
RECEIVED
AUG 2 1988
ENVIRONMENTAL PLANNING DIVISION

Mr. Norman L. Christeller
Chairman
Montgomery County Planning
Board
8787 Georgia Avenue
Silver Spring, MD 20907

Re: Falconhurst
WSSC Water & Sewer
Contract No. 88 AW/S 7522A

Dear Mr. Christeller:

WSSC has requested that we, as the design engineer for the above referenced project, request from your office permission to construct the sewer main within the stream buffer area as shown on the attached water and sewer plans. Attached also is a copy of the recorded plat with the buffer note highlighted. WSSC would like the approval given to them and reference their contract #88 AW/S 7522A.

Thank you for your review and consideration.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

George E. Fink

George E. Fink
Associate

GEF/mg/6:141
Enclosures

cc: Nazir Baig
MNCP&PC

→ Pat Tighe
Water + Sewer Design.
Rm 115
WSSC Laurel

15200 Shady Grove Road
Suite 202
Rockville, Maryland
20850
(301) 948-2750

conlon19
C-Track #881394

August 12, 1988

OK

Mr. Patrick J. Tighe
Washington Suburban Sanitary Commission
Water & Sewer Design Section, Room 115
8103 Sandy Spring Road
Laurel, Maryland 20707

Dear Mr. Tighe,

This letter is in response to a request from Mr. George Fink of Loiederman Associates, Inc. to obtain permission to construct a sewer main within a stream buffer area in the Falconhurst subdivision, per your contract #88 AW/S 7522A.

Utility easements are not among the activities prohibited by our stream buffer guidelines. However, we are concerned that they be located in the most environmentally sensitive manner. Specifically, they should be set back a minimum of 50 feet from all stream banks and stream crossings or channel modifications should be kept to a minimum. In light of these concerns, we would like to share with you our comments on the proposed sewer line.

First, we feel that three stream crossings are excessive. If it is impossible to avoid crossing the stream, then the number of crossings should be limited to one, and should occur in an area that will already be disturbed such as the storm drain outfall.

Second, we are concerned by the amount of trees that will be removed from the stream valley with the proposed alignment. Retention of trees along stream banks provides both stabilization against erosion and shading. A more sensitive alignment would preserve at least 50 feet from the banks in an undisturbed state.

The Environmental Planning Division staff would like the opportunity to work with you in developing an alignment which will address these concerns. In this regard please contact Mr. Nazir Baig, Environmental Staff Coordinator at 495-4540.

Sincerely,

Norman L. Christeller
Chairman, MCPB

NLC:CC

ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE

FILE NUMBER: 881394 DATE RECEIVED: 08/02/88

CORRESPONDENCE TYPE: letter DATE OF LETTER: 07/29/88

AGENDA DATE:

TO: Christeller

FROM: George E. Fink

SUBJECT:
Letter from Loiederman Assoc. requests permission to construct sewer main within the stream buffer area - relates to Falconhurst Subdivision, Bethesda.

TRANSMITTED TO: Pl.Dept./NLC

COPIES TO: Valladares (Baig copied by sdr.)

DATE DUE:

[ ] PREPARE REPLY FOR CHAIRMAN'S SIGNATURE

[ ] REPLY; CC TO CHAIRMAN

REMARKS FROM CHAIRMAN'S OFFICE:

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
RECEIVED
AUG 3 1988
ENVIRONMENTAL PLANNING DIVISION

PLANNING DIRECTOR'S OFFICE

DATE RECEIVED BY PDO: 8/3/88 DATE SENT TO DIVISION: 8/3/88

RESPONSIBLE STAFF: Jorge Valladares

DIVISION:
Environmental Planning Division

REMARKS FROM DIRECTOR'S OFFICE:

ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE

FILE NUMBER: 881394 DATE RECEIVED: 08/02/88

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COPIES TO: Valladares (Baig copied by sdr.)

DATE DUE:

[ ] PREPARE REPLY FOR CHAIRMAN'S SIGNATURE

[ ] REPLY; CC TO CHAIRMAN

REMARKS FROM CHAIRMAN'S OFFICE:

PLANNING DIRECTOR'S OFFICE

DATE RECEIVED BY PDO: DATE SENT TO DIVISION:

RESPONSIBLE STAFF:

DIVISION:

REMARKS FROM DIRECTOR'S OFFICE:

ROUTING SLIP
MONTGOMERY COUNTY PLANNING BOARD
CHAIRMAN'S OFFICE

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COPIES TO: Valladares (Baig copied by sdr.)

DATE DUE:

[ ] PREPARE REPLY FOR CHAIRMAN'S SIGNATURE

[ ] REPLY; CC TO CHAIRMAN

REMARKS FROM CHAIRMAN'S OFFICE:

PLANNING DIRECTOR'S OFFICE

DATE RECEIVED BY PDO: DATE SENT TO DIVISION:

RESPONSIBLE STAFF:

DIVISION:

REMARKS FROM DIRECTOR'S OFFICE:

Loiederman Associates, Inc.

Civil Engineering
Land Planning
Land Surveying

July 29, 1988

Mr. Norman L. Christeller
Chairman
Montgomery County Planning
Board
8787 Georgia Avenue
Silver Spring, MD 20907

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
881394
AUG 2 1988
SILVER SPRING, MD.

Re: Falconhurst
WSSC Water & Sewer
Contract No. 88 AW/S 7522A

Dear Mr. Christeller:

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Thank you for your review and consideration.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

George E. Fink

George E. Fink
Associate

GEF/mg/6:141
Enclosures

cc: Nazir Baig
MNCP&PC

15200 Shady Grove Road
Suite 202
Rockville, Maryland
20850
(301) 948-2750

ENVIRONMENTAL PLANNING SUPPLEMENTAL REVIEW

TO: CHARLES LOEHR DATE: 9/23/87

FROM: NAZIR BAIG, Environmental Planning Division

SUBJECT: MORAN PROPERTY # 1-87105
PLAN NAME PLAN NUMBER

KAREN CARPENTER 9482750

INFORMATION RECEIVED

Information the Environmental Planning Division requested on the following item has been added to this file. We have reviewed the supplemental information and, when insufficient, contacted the applicant or engineer for additional materials:

CONTACT: _____
Person Dates / Times

This item is: ____ not scheduled for action now.
____ scheduled for Planning Board action _____.

✓ Information and/or changes sufficient: no additional comments.

__ Information and/or changes sufficient: revised comments added.

__ Information and/or changes not sufficient. Continue to hold until following information/revisions are provided.

APPROVE.

EPD STAFF: Comments due to Dev Rev/Urban Des through SDF by _____

ENVIRONMENTAL PLANNING SUPPLEMENTAL REVIEW

TO: CHARLES LOEHR DATE: 9-1-87

FROM: NAZIR BAIG, Environmental Planning Division

SUBJECT: MORAN PROPERTY (PLAN NAME) #1-87105 (PLAN NUMBER)

PRELIM PLAN / FLOOD PLAIN INFORMATION.
INFORMATION RECEIVED

Information the Environmental Planning Division requested on the following item has been added to this file. We have reviewed the supplemental information and, when insufficient, contacted the applicant or engineer for additional materials:

CONTACT: RICHARD CLAYTOR / KAREN CARPENTER 9482750
Person / Dates / Times

This item is: ____ not scheduled for action now.
____ scheduled for Planning Board action _____.

__ Information and/or changes sufficient: no additional comments.

__ Information and/or changes sufficient: revised comments added.

✓ Information and/or changes not sufficient. Continue to hold until following information/revisions are provided.

1) Note about abandonment of Congressional Pkwy to be moved under general notes # 9

2) 25 BRL missing

3) Stream buffer missing

4) Called Richard Clayton this afternoon 2:15 PM. Karen Carpenter is away this week. ~~The~~ She will take care of our routine comments listed above and submit revised plan.

HOLD

EPD staff: Comments due to Dev Rev/Urban Des through SDF by _____.

ENVIRONMENTAL PLANNING SUPPLEMENTAL REVIEW

TO: CHARLES LOEHR, DEV. REVIEW DATE: 8/

FROM: NAZ BAIG 8/16/87 Environmental Planning Division

SUBJECT: MORAN PROPERTY # 187105
PLAN NAME PLAN NUMBER

Floodplain Analysis Package
INFORMATION RECEIVED

Information the Environmental Planning Division requested on the following item has been added to this file. We have reviewed the supplemental information and, when insufficient, contacted the applicant or engineer for additional materials:

CONTACT: RICHARD CLAYTOR, WIDERMAN
948-2750 Person Dates / Times

This item is: ___ not scheduled for action now.
to be scheduled for Planning Board action soon.

Karen Carpenter

__ Information and/or changes sufficient: no additional comments.

✓ Information and/or changes sufficient: revised comments added.

__ Information and/or changes not sufficient. Continue to hold until following information/revisions are provided.

Alignment of congressional pkwy needs to be further looked at, with respect to preservation of the tributary stream. ~~Encroachment of the stream not~~. Stream should be kept in its natural state with least disturbance.

8/19/87 Talked to Richard Clayton. He will mail recent print of preliminary plan. Congressional Pkwy is being abandoned. A note to that effect will be placed. B 8/16/87

EPD staff: Comments due to Dev Rev/Urban Des through SDF by 8-21-87

Lolederman Associates, Inc.

TRANSMITTAL

15200 SHADY GROVE ROAD
SUITE 202
ROCKVILLE, MARYLAND 20850

(301) 948-2750

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
RECEIVED
AUG 25 1987
ENVIRONMENTAL PLANNING DIVISION

Project No. 85-86-04

To M.N.C.P. & P.C.
Environmental

Date August 21, 1987

Subject Moran Property

Attn Naz Baig

The following items are transmitted: Herewith ☑ Under Separate Cover ☐ Via:

No. of Copies	Description
2	Preliminary Plan

IT'S NOT MY JOB.
THIS LITTLE S'CKER'S ALL YOURS.

9-1-87

Naz,
Please re-review based on attached recently submitted plan (2 copies)
Thanks

The above items are submitted: At your request ☑ For your review ☐ For your files ☐ For your approval ☐ For your action ☐ For your information ☐

General Remarks Additional Flood Plain info added and note for Congressional Parkway to be abandoned added. Please call if you need any additional prints

Copies To

By Karen V. Carpenter

Lotederman Associates, Inc.
15200 SHADY GROVE ROAD
SUITE 202
ROCKVILLE, MARYLAND 20850
(301) 948-2750

TRANSMITTAL

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
RECEIVED
SEP 14 1987
ENVIRONMENTAL PLANNING DIVISION

Project No. C05-86-04

To M.N.C.P.&P.C.
ENVIRONMENTAL

Attn NAZ BAIG

Date SEPT. 14, 1987

Subject MORAN
PRELIMINARY PLAN

The following items are transmitted: Herewith ☒ Under Separate Cover ☐ Via:

No. of Copies	Description
1	PRELIMINARY PLAN

The above items are submitted: At your request ☒ For your review ☐ For your files ☐ For your approval ☐ For your action ☐ For your information ☒

General Remarks ADDED STREAM BUFFER GUIDELINES, NOTE No. 9 ON CONGRESSIONAL PLAN ABANDONMENT, 25' BRL FROM 100YR FLOOD PLAIN.

Copies To

By KAREN V. CARPENTER

ENVIRONMENTAL PLANNING SUPPLEMENTAL REVIEW

TO: CHARLES LOEHR, DEV REVIEW DATE: _____

FROM: NAZ BAIG, Environmental Planning Division

SUBJECT: MORAN PROPERTY # 187105
PLAN NAME PLAN NUMBER

Floodplain Analysis Package / REVISED PLAN
INFORMATION RECEIVED

Information the Environmental Planning Division requested on the following item has been added to this file. We have reviewed the supplemental information and, when insufficient, contacted the applicant or engineer for additional materials:

CONTACT: RICHARD CLAYTOR, LOIDERMAN
948-2750 Person Dates / Times

This item is: ____ not scheduled for action now.
to be scheduled for Planning Board action soon.

__ Information and/or changes sufficient: no additional comments.

__ Information and/or changes sufficient: revised comments added.

__ Information and/or changes not sufficient. Continue to hold until following information/revisions are provided.

EPD staff: Comments due to Dev Rev/Urban Des through SDF by 8-21-87

Loiederman Associates, Inc.

4479 FORBES BOULEVARD
LANHAM, MARYLAND 20706

30 ~~1/794-7556~~
948-2750

TRANSMITTAL

Project No.

To MNCP&PC

Date 8-6-87

Subject MORAN PROPERTY

Attn NAZ BAIG

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
RECEIVED
AUG 6 1987
ENVIRONMENTAL PLANNING DIVISION

The following items are transmitted: Herewith ☐ Under Separate Cover ☐ Via:

No. of Copies	Description
1	FLOODPLAIN ANALYSIS PACKAGE
	INCLUDING: D.A MAP
	P&P TRIB. NO 112 F.P. MAP
	P&P TRIB. NO 112 HEC-2 RUN
	TRIB #112 PLOTTED CROSS-SECTIONS
	BRANCH TRIB. PLOTTED CROSS-SECTIONS
	100 SCALE TOPO (2' C.I.) OF MORAN
	SITE w/ X-SECTION LOCATIONS
	100 SCALE PLAN VIEW OF P&P FLOOD PLAIN

The above items are submitted At your request ☒ For your review ☐ For your files ☐
For your approval ☐ For your action ☒ For your information ☐

General Remarks NAZ: IF YOU HAVE ANY QUESTIONS PLEASE CALL

THANKS!

Copies To

By RICHARD CLAYTOR

MORAN PROPERTY P.P. # 1-87105

FLOODPLAIN ANALYSIS

1) PLOTTED CROSS-SECTION OF TRIB NO 112 INDICATED ≈ THE SAME CROSS SECTIONAL AREA AS P.P HEC-2 RUN.
1.66% = AVG SLOPE (STA 42+00 - 21+50)

2) BRANCH TRIBUTARY:
* DA ≈ 116.5 AC WHICH IS 14.7 AC LESS THAN TRIB # 112
* LAND USE HAS LESS DENSITY THAN TRIB #112 (ALL ZONED RE-2); TRIB NO 112 HAS R-200 AND TDR-1 ZONING INCLUDED WITH RE-2
* BOTH D.A'S HAVE APPROX THE SAME AMOUNT OF HSG "D" SOILS
* Q100 FOR BRANCH TRIB WILL BE LESS THAN TRIB NO 112.
* 2.11% = AVG SLOPE (SECTION C TO SECTION A)
* CROSS-SECTIONAL AREA'S ARE APPROX THE SAME AS TRIB NO 112; 1 IS LARGER OTHER 2 ARE SMALLER

CONCLUSION: 4' DEPTH HELD ON PRELIMINARY PLAN WOULD BE CONSERVATIVE FOR FLOOD PLAIN LIMITS; SINCE BANKS ARE VERY STEEP

(OVER)

CONCLUSION CONTINUED:

AND PROPOSED BUILDINGS ARE LOCATED WELL AWAY FROM STREAM (DUE TO PARK AND PLANNING STEEP SLOPE GUIDLINES); EVEN IF FLOOD PLAIN DEPTH WERE 8' DEEP IT WOULD NOT ENCROACH MUCH MORE INTO PROPOSED LOT AREAS.

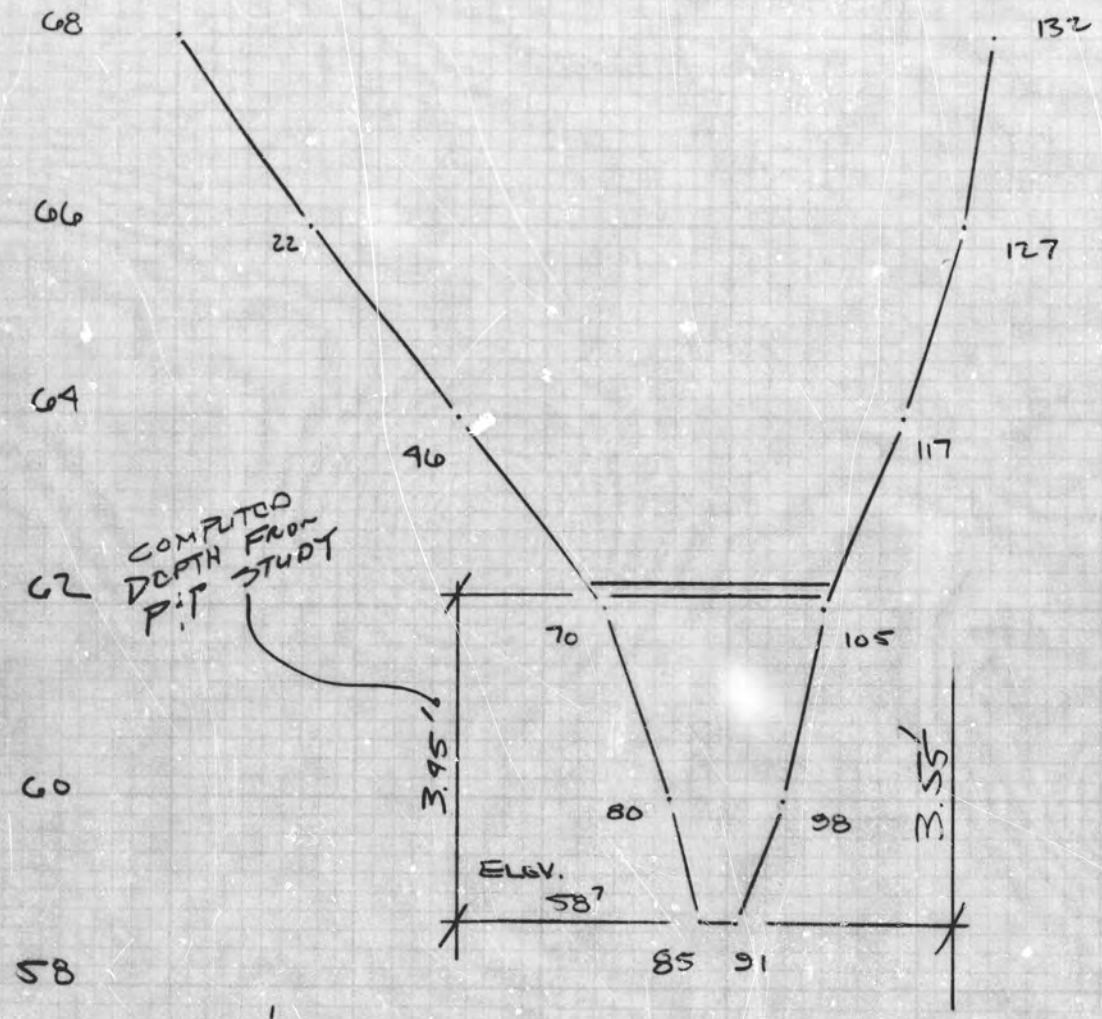
LOIEDERMAN ASSOCIATES, INC. 15200 Shady Grove Road Rockville, Maryland 20850 (301) 948-2750	Date 8-5-87 Sheet ___ of ___ Project Name MORAN Project No. ___ By RW Checked ___

SECTION 2.1
STA. 21+50

FLOOD PLAIN CHECK

SCALE: H: 1" = 30'
V: 1" = 2'

TRIB No 112



@ 3.45'
A = 1.30 IN² · 2 · 30 =
A = 78 ft²

P&P DEPTH = 3.45'
FROM HEC-2 RUN
A = 85 ft²

@ 3.55'
A = 1.41 ft² · 2 · 30 = 84.6' ≈ 85'

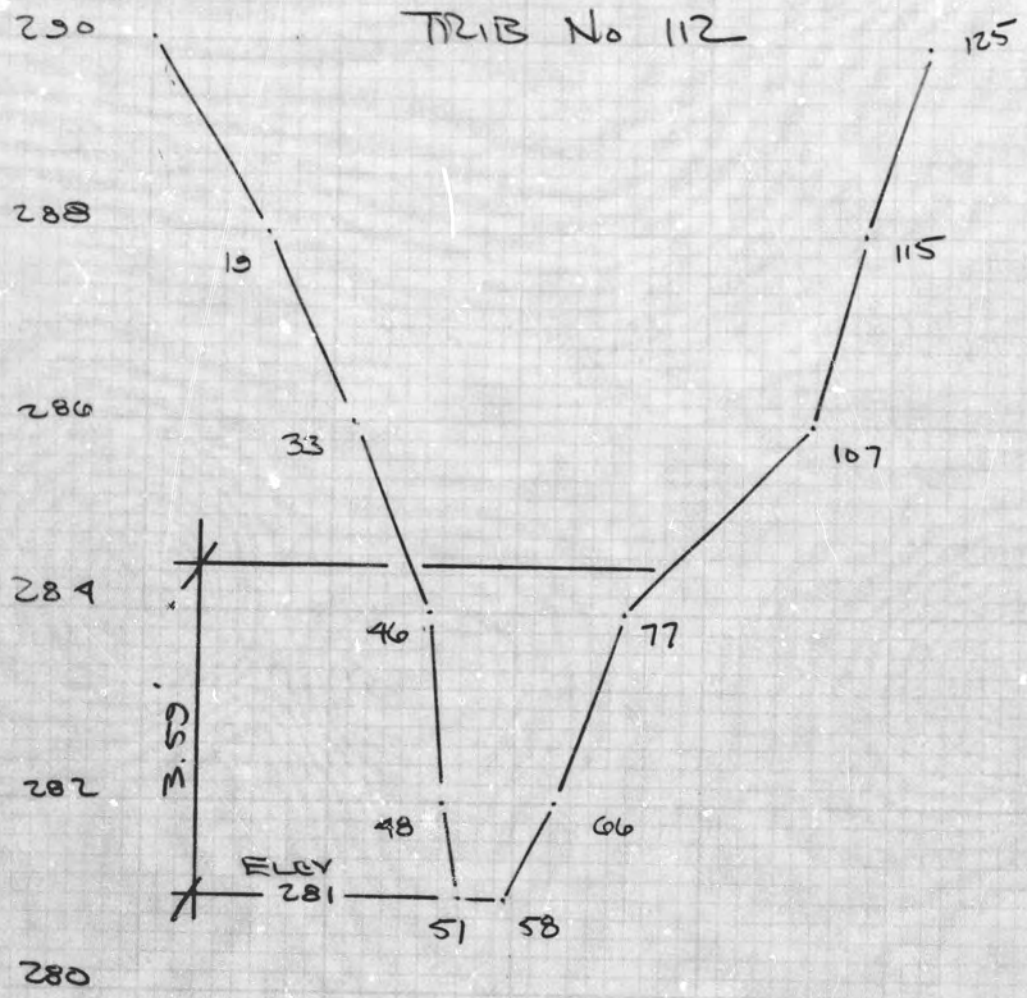
F.P. COULD BE 0.1' HIGHER THAN P&P STUDY DEPTH

LOIEDERMAN ASSOCIATES, INC.
15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

Date 8-5-87 Sheet ___ of ___
Project Name Morman
Project No. ___ By RAL Checked ___

SECTION 2.2
STA. 35+00

FLOOD PLAIN CHECK
SCALE: H: 1" = 30'
V: 1" = 2'



@ 3.59'
A = 1.37 IN² · 2' · 30
A = 82.2 ft²

P&P DEPTH 3.59
FROM HEC-2 RUN
A = 76 ft²

82.2 ft² > 76.0 ft² O.K.

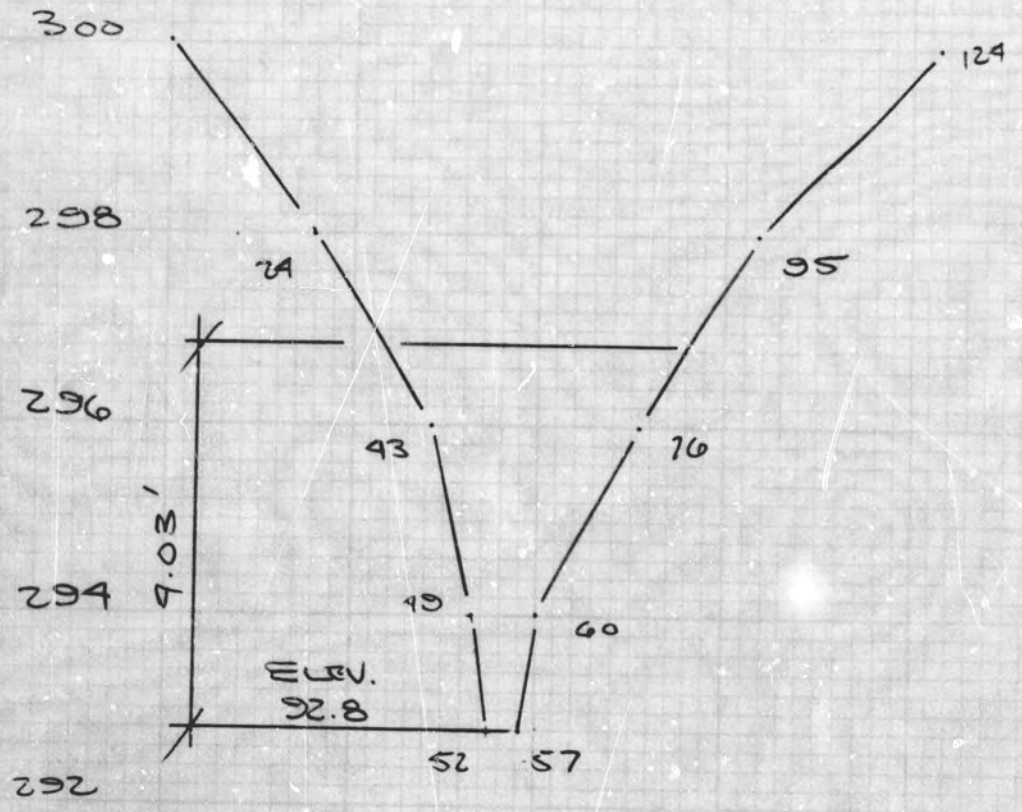
LOIEDERMAN ASSOCIATES, INC.
15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

Date 8-5-87 Sheet ___ of ___
Project Name MORAN
Project No. ___ By RAC Checked ___

SECTION 3.0
STA 42+00

FLOOD PLAIN CHECK.
SCALE: H: 1" = 30'
V = 1" = 2'

TRIB NO 12



P & P DEPTH
4.03 ft
FROM HEC-2 RUN
A = 73.0 ft²

@ 4.03'
A = 1.47 in² · 2'·30'
A = 88.2 ft²

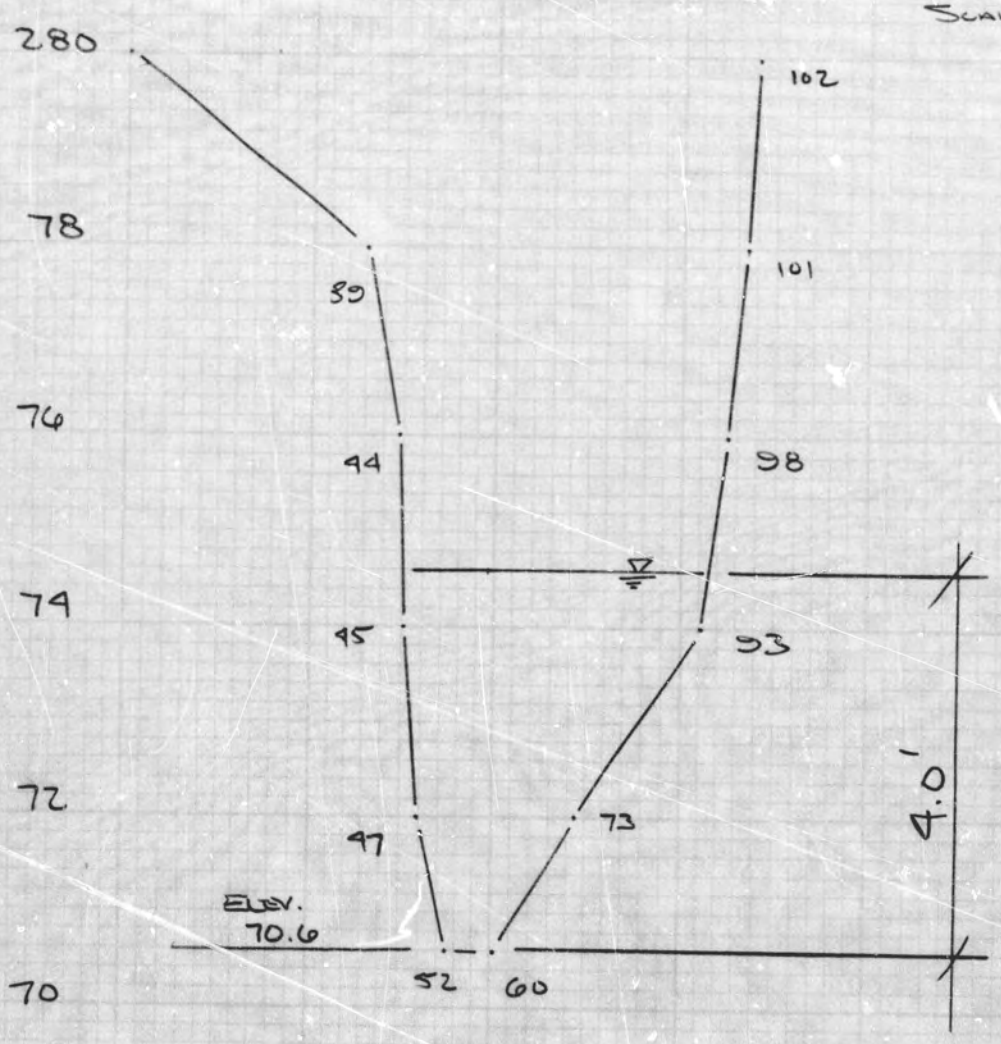
88.2 ft² > 73.0 ft² O.K.

LOIEDERMAN ASSOCIATES, INC.
13200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

Date 8-5-87 Sheet ____ of ____
Project Name MORAN
Project No. ____ By RAU Checked ____

SECTION (A) BRANCH TRIB

FLOODPLAIN CHECK
SCALE: H: 1" = 30'
V: 1" = 2'



@ 4' DEPTH
$A = 2.12\ in^2 \cdot 2 \cdot 30$
$A = 127.2\ ft^2$

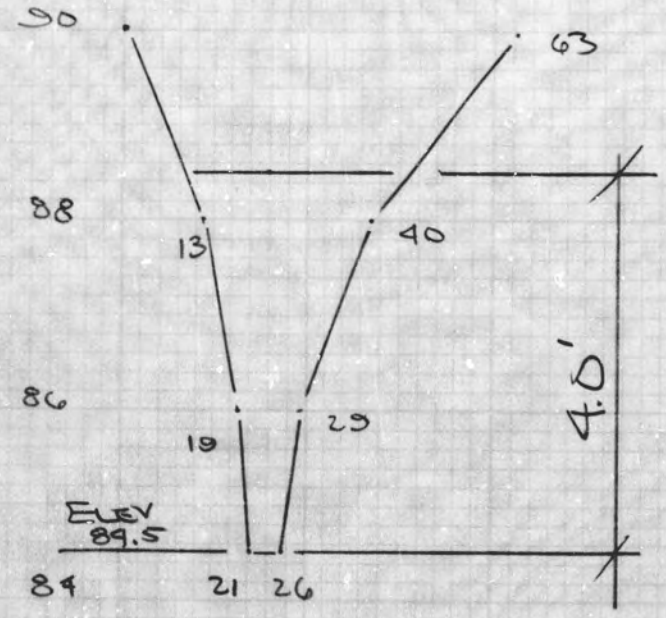
LOIEDERMAN ASSOCIATES, INC.
15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

Date 8-5-87 Sheet ___ of ___
Project Name MORAN
Project No. ___ By RAG Checked ___

SECTION (B) BRANCH TRIB

FLOODPLAIN CHECK

SCALE: H: 1" = 30'
V: 1' = 2'



@ 4' DEPTH

$A = 1.10\ 10^2 \cdot 2.30$

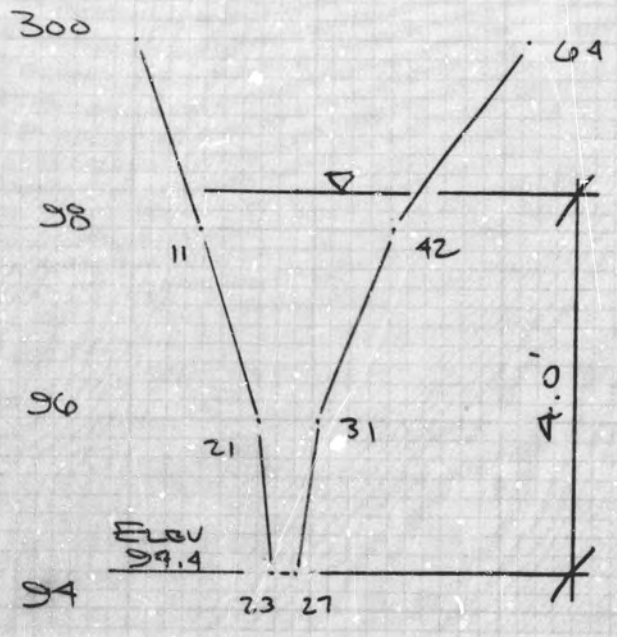
$A = 66.0\ ft^2$

LOIEDERMAN ASSOCIATES, INC.
15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

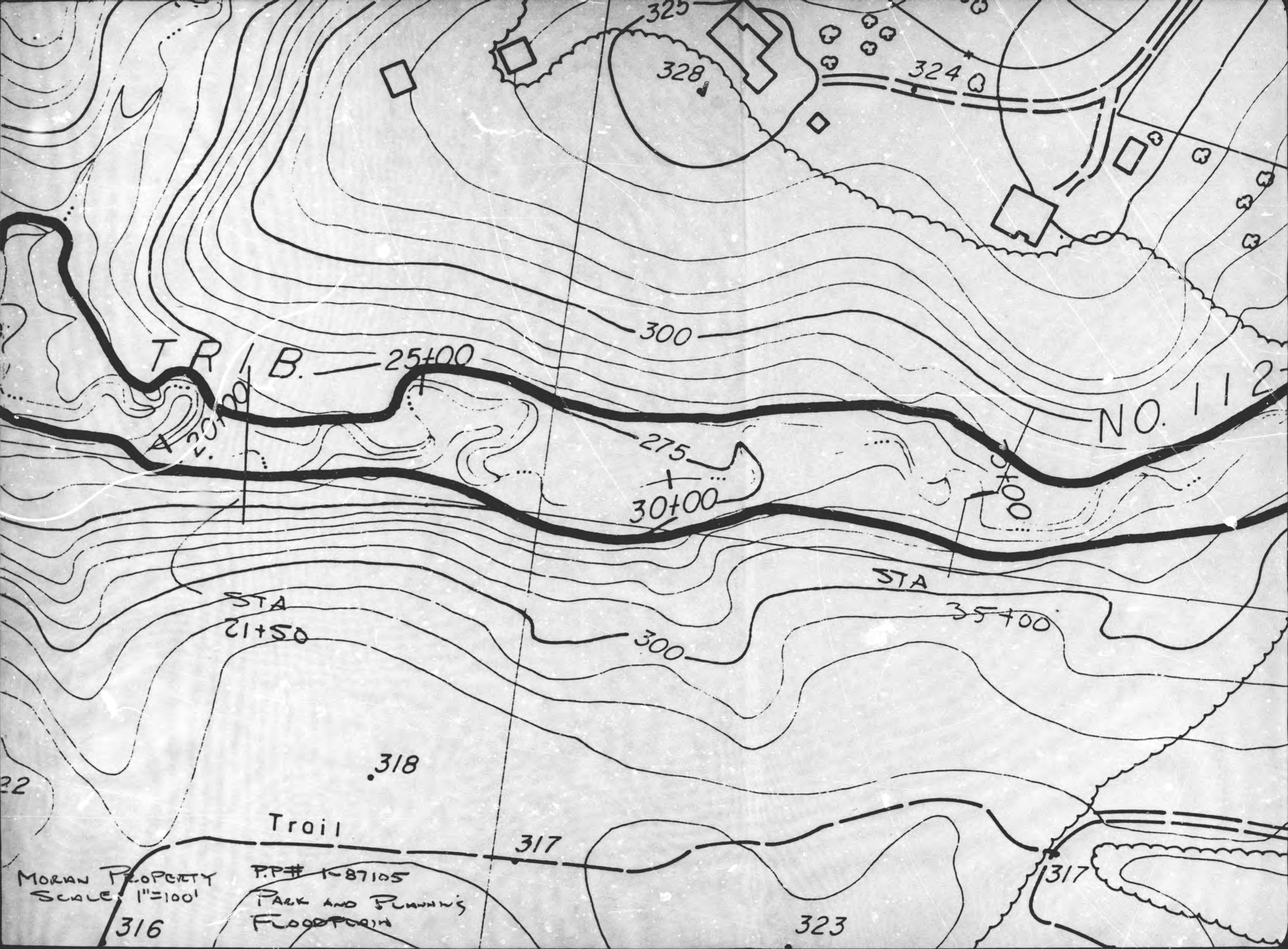
Date 8-5-87 Sheet ___ of ___
Project Name Moran
Project No. ___ By RAC Checked ___

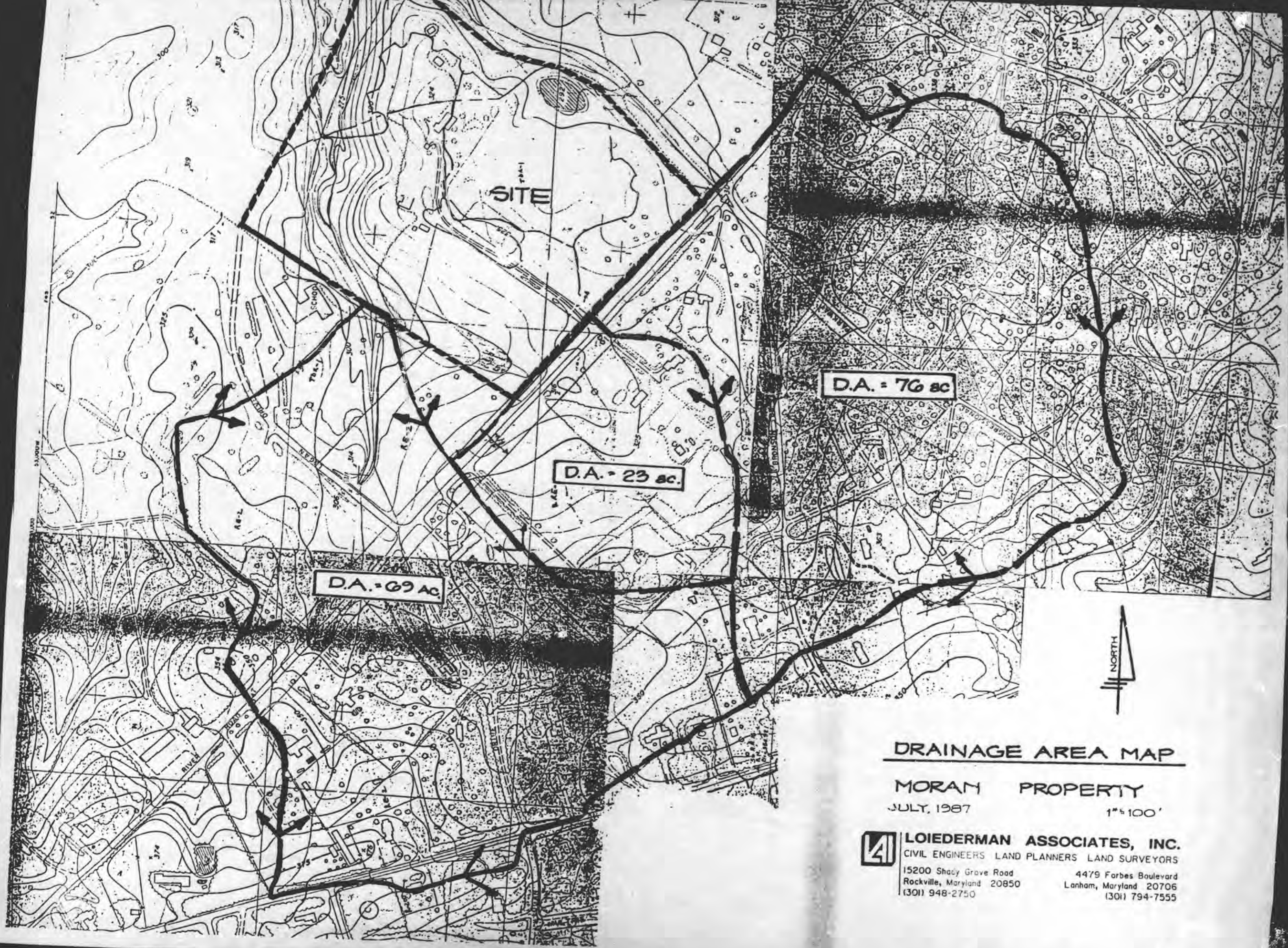
SECTION (C)
BRANCH TRIB

FLOOD PLAIN CHECK
SCALE: H: 1" = 30'
V: 1" = 2'



@ 4' DEPTH
$A = 1.17\ in^2 \cdot 2.30$
$A = 70.2\ ft^2$


325
328
324
300
TRIB.
25+00
NO. 112
Ave.
275
30+00
STA
21+50
STA
35+00
300
318
22
Trail
317
317
MORAN PROPERTY
SCALE: 1"=100'
P.P# 1-87105
PARK AND PLANNING'S
FLOODPLAIN
316
323



DRAINAGE AREA MAP

MORAN PROPERTY

JULY, 1987

1" = 100'

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS

15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

4479 Forbes Boulevard
Lanham, Maryland 20706
(301) 794-7555

Loiederman Associates, Inc.

15200 SHADY GROVE ROAD
SUITE 202
ROCKVILLE, MARYLAND 20850

(301) 948-2750

TRANSMITTAL

Project No. 083-860-04

To M.N.C.P. & P.C.

Date July 13, 1987

Subject Moran Property #187105

Attn Steve Federline

The following items are transmitted: Herewith ☑ Under Separate Cover ☐ Via:

No. of Copies	Description
2	DRAINAGE AREA MAP
2	PRELIMINARY PLAN

The above items are submitted: At your request ☑ For your review ☑ For your files ☐ For your approval ☐ For your action ☐ For your information ☐

General Remarks 100 YEAR FLOOD PLAIN ON LOTS 10-16 IS FROM M.N.C.P. & P.C. FLOOD PLAIN STUDY (CABIN JOHN) 100 YR FLOOD PLAIN IN CONGRESSIONAL PARKWAY & LOTS 4 & 5 WAS EXTRAPOLATED FROM THE 100 YR ELEVATION

Copies To

By KAREN V. CARPENTER

ENVIRONMENTAL PLANNING DIVISION - Review Comments

Date: 6/15/87

Subdivision Review Committee Meeting: 6/15/87

TO: Charlie Loehr, Development Review Coordinator
Development Review Division

FROM: NAZIR BAIG
Environmental Planning Division

SUBJECT: Review of Preliminary Plan Number 187105

MORAN PROPERTY ( ) ( ) ( ) ( )

---

200 Sheet No: 211NW09
Street Map Number/s: 37C1 37D1

Water Service Category: W-1 Requested:
Sewer Service Category: S-1 Requested:
Category Change Request Number: Date:
MCC/MCPB Action or Recommendation:

We have reviewed the above referral, received 6/8/87 , and wish to make the following recommendations:

------ Approval. No adverse comments.

------ Conditional approval of plan. (see comments)

------ Application submitted is incomplete.
Recommend deferral of action. (see comments)

✓ Plans submitted are incomplete.
Recommend deferral of action. (see comments)

------ Disapproval of plan/request.

ENVIRONMENTAL PLANNING DIVISION - Earlier Comments

Plans submitted are incomplete. Submit the following information(*):
* D.A. map of upstream drainage area
* Source of floodplain per staff floodplain delineation guidelines.
* Access to Lot # 13 to be from Logan/Newbridge Drive to exclude floodplain Involvement.

Notes: 1) Stormwater management exempt
2) recommend abandonment of Congressional Parkway
3) With abandonment, increase width of lots #1 and #19 to allow maximum setback from River Road (60 Ldn is 232' from centerline of road).

Please contact Naz Baig if you have any questions.
CC: N. Baig

IMPORTANT MESSAGE

FOR Steve

DATE 7/23 TIME 9:50 A.M. P.M.

M Karen Carpenter

OF

PHONE 948-2750
AREA CODE NUMBER EXTENSION

TELEPHONED	✓	PLEASE CALL	✓
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE re: Moran Property

depth - 4'

SIGNED

LITHO IN U.S.A.

TOPS FORM 3002P

ENVIRONMENTAL PLANNING DIVISION - Earlier Comments

Date: 6/15/87

Subdivision Review Committee Meeting: 6/15/87

TO: Charlie Loehr, Development Review Coordinator
Development Review Division

FROM: NAZIR BAIG
Environmental Planning Division

SUBJECT: Review of Preliminary Plan Number 187105

MORAN PROPERTY ( ) ( ) ( ) ( )

---

200 Sheet No: 211NW09
Street Map Number/s: 37C1 37D1

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Category Change Request Number: Date:
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------ Conditional approval of plan. (see comments)

------ Application submitted is incomplete.
Recommend deferral of action. (see comments)

✓ ------ Plans submitted are [redacted]complete.
Recommend deferral of action. (see comments)

------ Disapproval of plan/request.

ENVIRONMENTAL PLANNING DIVISION - Harley Gemmill

Plans submitted are incomplete. Submit the following information(*):
* D.A. map of upstream drainage area
* Source of floodplain per staff floodplain delineation guidelines
* Access to Lot # 13 to be from Logan/Newbridge Drive to exclude floodplain Involvement.

Notes: 1) Stormwater management exempt
2) recommend against abandonment of Congressional Parkway
3) With abandonment, increase width of lots #1 and #19 to allow maximum setback from River Road (60 Ldn is 232' from centerline of road).

Please contact Naz Baig if you have any questions.
CC: N. Baig

ENVIRONMENTAL PLANNING DIVISION - Earlier Comments

Date: 6/15/87

Subdivision Review Committee Meeting: 6/15/87

TO: Charlie Loehr, Development Review Coordinator
Development Review Division

FROM: NAZIR BAIG / STEVE FEDERLINE
Environmental Planning Division

SUBJECT: Review of Preliminary Plan Number 187105

MORAN PROPERTY

---

200 Sheet No: 211NW09
Street Map Number/s: 37C1 37D1

Water Service Category: W-1 Requested:
Sewer Service Category: S-1 Requested:
Category Change Request Number: Date:
MCC/MCPB Action or Recommendation:

We have reviewed the above referral, received 6/8/87 , and wish to make the following recommendations:

------ Approval. No adverse comments.

SWM exempt

------ Conditional approval of plan. (see comments)

------ Application submitted is incomplete.
Recommend deferral of action. (see comments)

---✓--- Plans submitted are incomplete. Submit following information(*):
~~Recommend deferral of action. (see comments)~~

* D.A. map of upstream drainage area
* source of floodplain per "blue sheet"
* access to Lot #13 to be from Logan / Newbridge Drive to exclude floodplain involvement

NOTES: 1) SWM exempt
2) recommend abandonment of Congressional Parkway
3) with abandonment, increase width of lots #1 and #19 to allow maximum setback from River Road (60 LW is 232' from centerline of road)

ENVIRONMENTAL PLANNING DIVISION - Earlier Comments

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------ Application submitted is incomplete.
Recommend deferral of action. (see comments)

---✓-- Plans submitted are incomplete. Submit following information(*):
~~Recommend deferral of action. (see comments)~~

------ Disapproval of plan/request.

* D.A. map of UPSTREAM ~~MAP~~ D.A.
* SOURCE OF F.P. MAP / F.P. CALCULATIONS
* *SUPPORT abandonment of Congressional Parkway due to floodplain encroachment
* ~~FINDING OF STREAM CONDITIONS IN COUNTY~~
~~NOT BEE ACCEPTABLE~~
* NOTE: ~~TO INDICATE~~ SWM EXEMPTED
* ~~DA map of upstream DA~~
* source of F.P. (M-NCPPC Calvin John #23 ?) and info per F.P. delineation "blue sheet"

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORMWATER MANAGEMENT (SM)
101 Monroe Street, Rockville, Maryland 20850 Telephone 251-2624

Charles Loehr, Chairman
Subdivision Review Committee
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
RECEIVED
JUN 19 1987
ENVIRONMENTAL PLANNING DIVISION

SUBJECT: Stormwater Management Concept Plan
Preliminary Plan # 1-87105, MORAN PROPERTY
Subdivision Review Committee Meeting of 6/15/87

Dear Mr. Loehr:

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 93-84A, Stormwater Management Regulation. The following summarizes our findings:

Area covered by plan 42.49 Ac. Number of lots proposed 19 LOTS.
Zone RE-2 Proposed use: RESIDENTIAL (SINGLES)

SM CONCEPT PLAN PROPOSED:
___ On-site or ___ Central:
___ Existing, ___ Design approved, or ___ Proposed

Type of facility:
___ Infiltration ___ Flow attenuation ___ Retention
___ Detention ___ Other _____

___ Waiver:
___ Approved on _____
___ Pending - requested on _____

✓ Exempt ≥ 2.0 ACRES ___ Other _____

SUBMISSION ADEQUACY COMMENTS:
___ Adequate as submitted ___ Inadequate for evaluation
___ Downstream notification ___ Floodplain
___ The following additional information is required for review:

RECOMMENDATIONS:
✓ Approve as submitted.
___ Approve with conditions (see comments below).
___ Disapprove (see reasons under comments below).
___ Hold for future recommendations
✓ Comments/Recommendations:
SHOW 100 YR FLOOD PLAIN & 25' BRL ON RECORD PLAT.

Granville L. Campbell 6/15/87
Stormwater Management, MCDEP Date

cc: ✓ Nazir Baig, Environmental Planning Division, M-NCP&PC

20ATM (3/86) LINDENWOOD ASSOC. INC

THIS RUN EXECUTED

From CH2MHILL

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**********************************
DATED NOV 76 UPDATED JULY1979
 01,02,03
-  50,51,52,53
**********************************
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PARK & PLANNING
HEC-2 RUN

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L RERUN OF DDLN DATA  OCTOBER, 1979.
 112
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INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
6.	0.	0.	0.020000	0.00	0.0	0.	237.000	0.000

IPLOT	PRFVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
0.000	-1.000	0.000	0.000	0.000	0.000	0.000	0.000	15.000

MORAN PROPERTY
P.P # 1-87105

```
*PROF 5

IHLEQ = 1.  THEREFORE FRICTION LOSS (HL) IS CALCULATED AS A FUNCTION OF
PROFILE TYPE, WHICH CAN VARY FROM REACH TO REACH.  SEE DOCUMENTATION FOR
DETAILS.

CCHV=   0.100 CEHV=   0.300
*SECNO 1.000
   SECNO     DEPTH     CWSEL     CRIWS     WSELK     EG        HV        HL        OLOSS    BANK ELEV
   Q         QLOB      QCH       QROB      ALOB      ACH       AROB      VOL       TWA    LEFT/RIGHT
   TIME      VLOB      VCH       VROB      XNL       XNCH      XNR       WTN       ELMIN       SSTA
   SLOPE     XLOBL     XLCH      XLOBR     ITRIAL    IDC       ICONT     CORAR     TOPWID      ENDST


3720 CRITICAL DEPTH ASSUMED
     1.00      5.09    236.50    236.50    237.00    237.65      1.14      0.00      0.00    234.71
     907.       10.      837.       60.        9.       94.       50.        0.        0.    235.41
     0.00      1.18      8.93      1.20     0.130     0.040     0.130     0.000    231.41     68.48
 0.012711        0.        0.        0.         0        15         0      0.00     98.12    166.60


FLOW DISTRIBUTION FOR SECNO=      1.00          CWSEL=    236.50

STA=      68.       78.      107.      150.      167.
  PER Q=      1.1      92.2       6.0       0.6
   AREA=      8.5      93.6      42.7       7.4
    VEL=      1.2       8.9       1.3       0.8

*SECNO 2.000
     2.00      4.96    245.62    245.45      0.00    247.13      1.51      9.37      0.11    245.46
     907.        0.      907.        0.        1.       92.        0.        2.        1.    245.56
     0.02      0.26      9.86      0.01     0.130     0.040     0.130     0.040    240.66    161.32
 0.015683      660.      660.      660.         9        10         0      0.00     40.51    201.83


FLOW DISTRIBUTION FOR SECNO=      2.00          CWSEL=    245.62

STA=     161.      174.      200.
  PER Q=      0.0     100.0
   AREA=      1.0      92.0
    VEL=      0.3       9.9

*SECNO 2.100 @ STA. 21+50

3301 HV CHANGED MORE THAN HVINS

     2.10      3.45    264.95      0.00      0.00    265.77      0.82     18.57      0.07    265.00
Q=   621.        0.      621.        0.        0.       85.        0.        4.        2.    265.00
     0.07      0.00      7.28      0.00     0.130     0.040     0.130     0.040    261.50    225.23
 0.014115     1250.     1250.     1250.         6         0         0      0.00     39.54    264.77


FLOW DISTRIBUTION FOR SECNO=      2.10          CWSEL=    264.95

STA=     225.      265.
  PER Q=    100.0
   AREA=     85.4
    VEL=      7.3
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   SECNO     DEPTH     CWSEL     CRIWS     WSELK     EG        HV        HL        OLOSS    BANK ELEV
   Q         QLOB      QCH       QROB      ALOB      ACH       AROB      VOL       TWA    LEFT/RIGHT
   TIME      VLOB      VCH       VROB      XNL       XNCH      XNR       WTN       ELMIN       SSTA
   SLOPE     XLOBL     XLCH      XLOBR     ITRIAL    IDC       ICONT     CORAR     TOPWID      ENDST
```

VEL= 7.3

*SECNO 2.200 @ STA 35+00

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

3685 20 TRIALS ATTEMPTED WSEL,CWSEL
3693 PROBABLE MINIMUM SPECIFIC ENERGY
3720 CRITICAL DEPTH ASSUMED

2.20	3.59	288.59	288.59	0.00	289.63	1.04	26.44	-3.63	290.00
621.	0.	621.	0.	0.	76.	0.	7.	3.	290.00
0.11	0.00	8.19	0.00	0.130	0.040	0.130	0.040	285.00	132.83
0.019588	1350.	1350.	1350.	20	8	0	0.00	37.29	170.11

FLOW DISTRIBUTION FOR SECNO= 2.20 CWSEL= 288.59

STA= 133. 180.
PER Q= 100.0
AREA= 75.9
VEL= 8.2

CCHV= 0.100 CEHV= 0.300

*SECNO 3.000 @ STA 42+00

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

7185 MINIMUM SPECIFIC ENERGY
3720 CRITICAL DEPTH ASSUMED

3.00	4.03	300.44	300.44	0.00	301.57	1.13	10.12	1.55	304.40
621.	0.	621.	0.	0.	73.	0.	8.	4.	303.31
0.13	0.00	8.51	0.00	0.045	0.035	0.050	0.039	296.41	163.46
0.014464	700.	700.	700.	5	8	0	0.00	32.71	196.18

FLOW DISTRIBUTION FOR SECNO= 3.00 CWSEL= 300.44

STA= 163. 215.
PER Q= 100.0
AREA= 72.9
VEL= 8.5

THIS RUN EXECUTED 16-Feb-80 08:1

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*****************************************************
  HEC2 RELEASE DATED NOV 76 UPDATED JULY1979
  ERROR CORR -  01,02,03
  MODIFICATION -  50,51,52,53
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NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

STREAM NO. 112

SUMMARY PRINTOUT

	SECNO	XLCH	QCHc	QLOBc	ELMIN	Q	CWSEL	CRIWS	DEPTH	VCH	10K*S	TO
	1.000	0.00	0.00	0.00	231.41	129.00	233.68	0.00	2.27	6.06	201.04	
	1.000	0.00	0.15	0.00	231.41	501.00	235.33	235.31	3.92	8.38	200.43	
*	1.000	0.00	0.58	2.11	231.41	653.00	235.92	235.92	4.51	8.28	142.05	
*	1.000	0.00	0.88	4.69	231.41	788.00	236.26	236.26	4.85	8.61	131.13	
*	1.000	0.00	1.11	6.65	231.41	907.00	236.50	236.50	5.09	8.93	127.11	
	2.000	660.00	0.00	0.00	240.66	129.00	243.01	0.00	2.35	4.40	103.82	
	2.000	660.00	0.00	0.00	240.66	501.00	244.79	0.00	4.13	7.08	105.37	
	2.000	660.00	0.00	0.00	240.66	653.00	245.06	0.00	4.40	8.42	136.29	
	2.000	660.00	0.00	0.00	240.66	788.00	245.36	0.00	4.70	9.24	149.77	
	2.000	660.00	0.03	0.00	240.66	907.00	245.62	245.45	4.96	9.86	156.83	
	2.100	1250.00	0.00	0.00	261.50	88.00	262.69	0.00	1.19	4.94	211.77	
	2.100	1250.00	0.00	0.00	261.50	343.00	263.89	263.88	2.39	7.07	200.22	
	2.100	1250.00	0.00	0.00	261.50	447.00	264.34	0.00	2.84	7.10	166.63	
	2.100	1250.00	0.00	0.00	261.50	539.00	264.68	0.00	3.18	7.17	150.11	
	2.100	1250.00	0.00	0.00	261.50	621.00	264.95	0.00	3.45	7.28	141.15	
	2.200	1350.00	0.00	0.00	285.00	88.00	286.60	0.00	1.60	4.51	151.52	
	2.200	1350.00	0.00	0.00	285.00	343.00	287.92	0.00	2.92	6.51	158.61	
	2.200	1350.00	0.00	0.00	285.00	447.00	288.15	0.00	3.15	7.40	186.81	
*	2.200	1350.00	0.00	0.00	285.00	539.00	288.37	288.37	3.37	7.95	199.40	
*	2.200	1350.00	0.00	0.00	285.00	621.00	288.59	288.59	3.59	8.19	195.88	
	3.000	700.00	0.00	0.00	296.41	88.00	298.15	298.13	1.74	5.48	181.43	
*	3.000	700.00	0.00	0.00	296.41	343.00	299.51	299.51	3.10	7.54	159.47	
*	3.000	700.00	0.00	0.00	296.41	447.00	299.90	299.90	3.49	7.95	152.09	
*	3.000	700.00	0.00	0.00	296.41	539.00	300.20	300.20	3.79	8.26	147.36	
*	3.000	700.00	0.00	0.00	296.41	621.00	300.44	300.44	4.03	8.51	144.64	