

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

Silver Spring, MD

Frederick, MD

Fairfax, VA

CPJ

Associates

June 19, 2002

Montgomery County Department of Permitting Services
250 Hungerford Drive
Rockville, MD 20850

RECEIVED

JUN 20 2002

Division of
Casework Management

Attn: Mr Rick Brush

Re: Clarksburg Town Center
SWM Pond #2

Dear Rick,

Thank you for meeting with me this morning to discuss the phasing conditions for Pond #2 of Clarksburg Town Center.

We propose the following condition for building permits and paving to address condition #9 of DPS 1/15/98 letter and condition #10 of the 5/8/02 letter.

1) No building permits and/or paving will be allowed on the West side of the site until SWM Pond #2 is submitted for review and the bond is posted. In addition Pond #2 must have the embankment and principal spillway constructed PRIOR TO the issuance of the 200th building permit on the West side of the site. A site plan showing the exact units to be built along with a lot/block description must be submitted prior to building permit issuance. Interim SWM quantity control for these 200 units is to be provided in sediment basins.

For clarification, we intend to submit SWM Pond #2 for review within 30 days and the developer will post the bond for the pond as soon as the bond amount is generated.

We appreciate your consideration of this issue in order to allow the progress of the development to continue while still meeting the intent of the original phasing. If the above condition is satisfactory to your department please indicate by signing below.

Sincerely,



David O'Bryan

ACCEPTED: _____

DATE: _____

cc Jim Richmond, Richard Gee

8. In accordance with the submitted Dam Breach, the Pond #2 embankment (with culverts) must be constructed, without the control riser, until the Stringtown Road stream crossing is up-graded.

9. Pond #2 must be complete and functioning PRIOR TO the issuance of the building permit for the 200th DWELLING UNIT located on the west side of the site. A site plan showing the exact units to be built with a letter detailing the legal description of each unit, must be submitted with the original Sediment Control Plan.

10. Provide pre-treatment for sand filters #8 and #15.

NOTE: This must be a grit catching device placed outside of the right-of-way.

11. All sediment traps and basins, which are to be converted to water quality structures, will be converted immediately following the stabilization of their drainage area.

Please note that this approval does not pertain to any roadway improvements identified as being a part of Phase II, including the following:

1. Stringtown Road from station 15+21 to station 33+50.
2. Clarksburg Road From station 0+00 (Frederick Road) to 9+20 and from station 19+70 to the intersection with A-305 (Piedmont Road).
3. The entire length of A-305 (Piedmont Road) From Stringtown Road to Clarksburg Road.

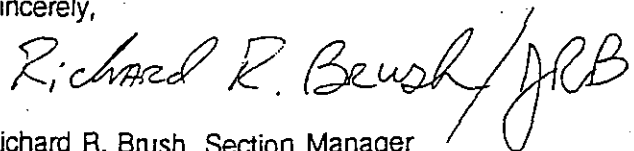
NOTE: Although A-305 (Piedmont Road) from station 0+00 at the (A-260) Stringtown Road intersection to station 22+00, appears to have adequate stormwater management provided in Phase I structures; this road is excluded from this approval due to unresolved roadway design and construction issues.

Also, for your information, prior to Phase II approval the bankfull flow event at MCDEP's stream cross-section downstream of Stringtown Road, must be verified as being unchanged from the existing condition to the developed condition. Should MCDPS or MCDEP determine that there is an increase or decrease in the bankfull storm volume, velocity, frequency, or duration, the Phase II Final Water Quality Plan must be adjusted to correct that change.

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 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 Richard Gee of my staff at (301)217-6312.

Sincerely,



Richard R. Brush, Section Manager
Water Resources Section



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

May 8, 2002

Mr. Brian Davila, PE
Charles P. Johnson and Associates, Inc.
1751 Elton Road
Silver Spring, MD 20903

Re: Stormwater Management Phasing Request for
Clarksburg Town Center Phase I A

SM File #: 1-95042

Dear Brian:

Your proposed phasing in of design and construction of stormwater management pond 2 will be acceptable provided all of the following are complied with:

1. The proposed traps and basin will provide an additional 1800 cubic feet per acre of dry storage volume above what is required for sediment control. This volume will be drawn down, over 12 hrs, to the normal sediment control dry elevation; and the dry sediment control volume will be drawn down over 12 hours. (24 hrs total.)
2. Trap 5 must be relocated up hill, away from the proposed SM water quality feature locations.
3. Trap 5 will also become a basin and trap 1 will remain and act as a forbay.
4. All areas of the site must be conveyed to a trap or a forbay prior to entering the basins. All conveyance to be by Type B earth dikes.
5. Trap 5 will become a basin.
6. All Basins will need to be designed to permanent 378 standards, with the exception that CMP may be used. Soil borings are required and a Geo-tech will supervise the embankment construction.
7. The basins will be designed to safely pass the worst case CN 89 for the entire drainage area.
8. The Basin 1 Q100 release rate will not exceed what the 2 existing culverts are able to safely pass. No flows over the roadway.
9. The full cost bond for permanent pond 2 will include all earth movement as well as, all normal associated costs.
10. Absolutely no impervious surfaces will be placed within the limits of phase I A prior to permitting of pond 2.

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11. This Phasing agreement for Phase I A may not be further amended.

Should these terms be acceptable to the developer, please revise your Phasing request and plans to reflect these conditions, and Tracy Graves, as Terrabrook's representative, will also sign the agreement in addition to you.

If you have any questions regarding the requested information, please feel free to contact me at 240-777-6333.

Sincerely,



Richard I. Gee
Water Resources Section
Division of Land Development Services

cc: SM File # 1-95042