

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20868
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

TO: Mont. Co. Dept. of Permitting Services
Water Resources Plan Review

ATTN: Richard Gee

LETTER OF TRANSMITTAL

DATE	<u>1/30/02</u>	JOB NO.	<u>01-176</u>
PROJECT	<u>Clarksburg Town Center</u>		
	<u>Sept. 1B Part 2</u>		

WE ARE SENDING YOU ☐ Attached ☒ Under separate cover via Aired Delivery the following items:

☐ TRACINGS ☐ PRINTS ☐ COST ESTIMATES ☐ DESCRIPTIONS ☐ GRADE SHEETS

☒ COPY of LETTER ☐ APPLICATIONS ☒ COMPUTATIONS ☐ OTHER _____

COPIES	DATE	NO.	DESCRIPTION
1			Imperium Area Letter concerning driveway widths
1			New Imperium Area Computations showing worst case driveway widths

RECEIVED
JAN 30 2002
Dept. of Permitting Services
Bureau of
Construction Management

THESE ARE TRANSMITTED as checked below:

☐ FOR APPROVAL ☐ SIGN & RETURN

☒ FOR YOUR USE ☐ AS SUBMITTED TO _____

☐ FOR REVIEW & COMMENT ☐ AS REQUESTED BY _____

☒ PER YOUR REQUEST ☐ _____

REMARKS: _____

COPY TO: _____

SIGNED: Richard Little P.E.

GLW GUTSCHICK, LITTLE & WEBER, P.A.

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David S. Weber, P.E., Prof. L. S.
David L. Little, P.E.
Carlton K. Gutschick, P.E.

ASSOCIATES

Kevin A. Foster, ASLA, AICP
Thomas C. O'Connor, Jr., Prof. L.S., P.E.
Michael J. Trappen, P.E.

January 29, 2002

Mr. Richard Gee
Montgomery County
Department of Permitting Services
Water Resources Plan Review Division
255 Rockville Pike
Rockville, Maryland 20850

RE: Clarksburg Town Center
Section 1B Part 2

Dear Mr. Gee:

In accordance with your request, we have reviewed and up-dated our Impervious Area computations to accommodate the possibility of increasing the width of all 16 foot driveways to 18 feet. The attached chart indicates all of Miller and Smith's driveways could be a minimum of 18 feet while the total impervious area remains less than 12.66 Acres (from CPJ). With the garage door width of 16 feet for these units, it is highly unlikely that a driveway width greater than 18 feet would ever be needed or constructed. Miller and Smith has been made aware of the limitation and has vowed to provide the necessary quality control during construction to insure these limitations are adhered to.

Please also keep in mind, Miller and Smith's intentions are to build patios that are much smaller than what was assumed in our impervious area computation and in many cases they will eliminate the patio altogether depending on what unit options are chosen.

I hope these facts and figures gives you what is needed to allow this development to continue along toward construction. Please contact me if you have any further comments on this issue.

Sincerely,



David L. Little, P.E.
Principal

DLL/aej
01LETMEM:01176.129

Impervious Area Table - 12.12.01

Clarksburg Town Center																			
Block	Lots	House Area (sf)	No. of Houses	Porch Area (sf)	No. of Porches	Garage Area (sf)	No. of Garages	Total Bldg. Area (sf)	Driveway Length (ft)	Driveway Width (ft)	Apron Area (sf)	No. of Driveways	Driveway Area (sf)	Leadwalk Length (ft)	Leadwalk Width (ft)	No. of Leadwalks	Leadwalk Area (sf)	Patio Area (sf)	Total Patio Area (sf)
Single Family																			
C	33-38	1440	6	186	6	521	6	12,882	8	18	0	6	864	32	4	6	768	216	1,296
C	39-43	1440	5	186	5	521	5	10,735	9	18	0	5	810	37	4	5	740	216	1,080
C	44-49	1410	6	141	6	0	0	9,306	18	20	0	6	2,160	16	4	6	384	168	1,008
C	50-54	1440	5	186	5	521	5	10,735	8	18	0	5	720	23	4	5	640	216	1,080
D	1-5	1440	5	186	5	521	5	10,735	8	18	0	5	720	29	4	5	580	216	1,080
D	38-40	1410	3	141	3	0	0	4,653	35	20	0	3	2,100	22	4	3	264	168	504
D	41	1410	1	141	1	0	0	1,551	27	20	0	1	540	29	4	1	116	168	168
E	20-23	1410	4	141	4	0	4	6,204	22	20	0	4	1,760	18	4	4	288	168	672
E	24	1440	1	186	1	521	0	2,147	7	18	0	1	126	18	4	1	72	216	216
Townhouses																			
C	55-57	903	3	0	0	400	3	3,909	8	18	0	3	432	45	4	3	540	216	648
C	58-60	654	3	0	0	0	0	1,962	0	10	0	3	0	20	4	3	240	192	576
C	61-63	903	3	0	0	400	3	3,909	14	18	0	3	756	42	4	3	504	216	648
C	64-66	903	3	0	0	400	3	3,909	10	18	0	3	540	43	4	3	516	216	648
C	67-69	654	3	0	0	0	0	1,962	0	10	0	3	0	18	4	3	216	192	576
C	70-72	903	3	0	0	400	3	3,909	12	18	0	3	648	37	4	3	444	216	648
D	6-13	960	8	0	0	400	8	10,880	12	18	0	8	1,728	43	4	8	1,376	240	1,920
D	14-16	903	3	0	0	400	3	3,909	8	18	0	3	432	24	4	3	288	216	648
D	17-19	654	3	0	0	0	0	1,962	0	10	0	3	0	10.5	4	3	126	192	576
D	20-22	903	3	0	0	400	3	3,909	8	18	0	3	432	25	4	3	300	216	648
D	23-25	903	3	0	0	400	3	3,909	14	18	0	3	756	35	4	3	420	216	648
D	26-28	654	3	0	0	0	0	1,962	0	10	0	3	0	13.5	4	3	162	192	576
D	29-31	903	3	0	0	400	3	3,909	14	18	0	3	756	31	4	3	372	216	648
D	32-37	800	6	0	0	400	0	4,800	23	18	0	6	2,484	8	4	6	192	216	1,296
D	42-46	960	5	0	0	400	5	6,800	8	20	0	5	800	42	4	5	840	240	1,200
E	1-11	1120	11	0	0	400	11	16,720	8	18	0	11	1,584	46	4	11	2,024	240	2,640
E	12-19	1120	8	0	0	400	8	12,160	11	18	0	8	1,584	40	4	8	1,280	240	1,920
E	25-29	800	5	0	0	400	0	4,000	23	18	0	5	2,070	15	4	5	300	216	1,080

Total Impervious Due to Buildings (sf) =	163,428
Total Impervious Due to Driveways (sf) =	24,802
Total Impervious Due to Leadwalks (sf) =	13,992
Total Impervious Due to Patios (sf) =	24,648
Total Impervious Area Section 1B Part 2 (Acres) =	12.65

Total Street Paving Area (sf) (includes parking and streets)	253,436	5.82 Acres
Total Sidewalk Area (sf)	70,909	1.63 Acres

FINAL WATER QUALITY PLAN

for

CLARKSBURG TOWN CENTER

Prepared For:

Clarksburg Limited Partnership
C/O First Sumner L.L.C.
342 Hungerford Drive
Rockville, Maryland 20850
(301)315-8926

Submitted To:

Montgomery County
Department of Environmental Protection
250 Hungerford Drive
Rockville, Maryland 20850

Prepared By:

Biohabitats, Inc.
15 West Aylesbury Road
Timonium, Maryland 21093

AND

MK Enterprises, Inc.
2900 Linden Lane, Suite 200
Silver Spring, Maryland 20910

REVISED OCTOBER 30, 1997

APPROVED
1/15/98
RIG

GLW GUTSCHICK, LITTLE & WEBER, PA.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

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C	44-49	1410	6	141	6	0	0	9,306	18
C	50-54	1440	5	186	5	521	5	10,735	8
D	1-5	1440	5	186	5	521	5	10,735	8
D	38-40	1410	3	141	3	0	0	4,653	35
D	41	1410	1	141	1	0	0	1,551	27
E	20-23	1410	4	141	4	0	4	6,204	22
E	24	1440	1	186	1	521	0	2,147	7
Townhouses									
C	55-57	903	3	0	0	400	3	3,909	8
C	58-60	654	3	0	0	0	0	1,962	0
C	61-63	903	3	0	0	400	3	3,909	14
C	64-66	903	3	0	0	400	3	3,909	10
C	67-69	654	3	0	0	0	0	1,962	0
C	70-72	903	3	0	0	400	3	3,909	12
D	6-13	960	8	0	0	400	8	10,880	12
D	14-16	903	3	0	0	400	3	3,909	8
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D	20-22	903	3	0	0	400	3	3,909	8
D	23-25	903	3	0	0	400	3	3,909	14
D	26-28	654	3	0	0	0	0	1,962	0
D	29-31	903	3	0	0	400	3	3,909	14
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	18	0	5	720	29	4	5	580	216	1,080
	20	0	3	2,100	22	4	3	264	168	504
	20	0	1	540	29	4	1	116	168	168
	20	0	4	1,760	18	4	4	288	168	672
	18	0	1	126	18	4	1	72	216	216
	18	0	3	432	45	4	3	540	216	648
	0	0	3	0	20	4	3	240	192	576
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	18	0	3	540	43	4	3	516	216	648
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