

January 20, 2009 (revised)

Meeting with Frederick County Development and Review / Betsy Smith

30 N Market St, Frederick, MD

In attendance: MJ Minton, Fran Zeller, Merchant (from Smariga) Betsy Smith (county)

Two issues needed addressing: Water quality and channel protection in a one-year storm. Aspen had tiered channels along the road. They worked well, but took the contractors a while initially to get right. The engineers were concerned with the grading area for the road and how much would be required by the county.

Given the expense, the engineers felt that individual lot building grading and clearing should be left to the individual property owners.

Regarding storm drain, the county would require the individual lots to construct rain gardens or dry wells. This could cost an additional \$2,000 - \$5,000 for the property owners when they are building. We discussed if it would be worthwhile to add some of that anticipated storm drain into the road construction. It may benefit the property owners in the long run to take on some of the costs. The county was sympathetic to the design of the lots and the realization that the grading was going to alter many of them.

The county would only require us to treat what we disturb. That means minimal grading. There is a 20' road with a 3' shoulder. There will be a dry swale which will be 3' with gravel, perforated pipe, filter fabric and then dirt to allow the water to percolate. It would be an alternative to an 11' shoulder. This could be used on West Shavano.

They can assume for each lot a certain amount of impervious area and might be able to take on the storm water management for some of the lots, to save some fees for the individual lots. Permanent easements would be in place and need to be maintained for the SWM facilities.