



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Hadi Mansouri
Acting Director

January 8, 2020

Mr. Greg Hoffman
Center for Watershed Protection
3290 N. Ridge Road, Suite 290
Ellicott City, MD 21043

Re: **REVISED COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Woodend Sanctuary
Preliminary Plan #: N/A
SM File #: 284682
Tract Size/Zone: 40.48/R-90
Total Concept Area: 4.55ac
Lots/Block: N/A
Parcel(s): P 774
Watershed: Lower Rock Creek

Dear Mr. Hoffman:

Based on a review by the Department of Permitting Services Review Staff, the **revised** stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of a bioswale and micro bioretention.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. The limits for the proposed stream improvements are not required to be included when determining the overall ESD volume requirements.
5. The inflow methods proposed for ESD # 2 and ESD # 3 will be evaluated during the detailed plan submission.
6. The future phase II parking lot previously shown with this concept submission has been removed. Any future development of that area will require a revised or completely new concept.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingervices

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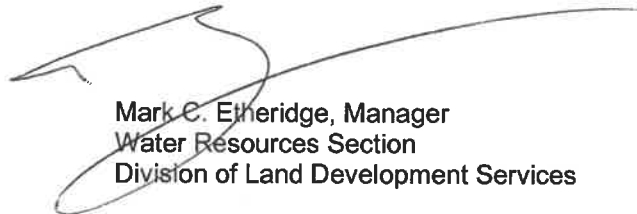
7. The proposed permeable pavement in the parking lot of the existing brick mansion is considered an environmental benefit and will not require additional stormwater management treatment volume. The proposed permeable pavement area will not have to be constructed to DPS or MDE standards. The stormwater management treatment for that area will be in the proposed bioswale as approved on the original concept submission.
8. This approval supersedes the approval letter dated August 22, 2019.

This list may not be all-inclusive and may change based on available information at the time.

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 Thomas Weadon at 240-777-6309.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: TEW

cc: N. Braunstein
SM File # 284682

ESD: Required/Provided 2226 cf / 2352 cf
PE: Target/Achieved: 1"/1.2"
STRUCTURAL: N/A
WAIVED: N/A