



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 29, 2021

Mr. Neil Blanc
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 225
Germantown, Maryland 20874

Re: **COMBINED FINAL WATER QUALITY
PLAN/SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Creekside at Cabin Branch
Preliminary Plan #: 120200050
SM File #: 285402
Tract Size/Zone: 400.23 acres/RNC
Total Concept Area: 78 acres
Lots/Block: N/A
Parcel(s): P600, P900 and P222
Watershed: Ten Mile Creek SPA

Dear Mr. Blanc:

Based on a review by the Department of Permitting Services Review Staff, the Final Water Quality Plan for the above-mentioned site is **acceptable**. The Final Water Quality Plan proposes to meet the required goals as specified in the pre-application meeting via micro bioretention and landscape infiltration.

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. Enhanced soil preparation and topsoiling above and beyond the MDE requirements, must be provided for all disturbed areas of more than 1,000 square feet. This will consist of soil loosening and fertilizing the top 6-8 inches of soil and providing a minimum 8" layer of topsoil. This will serve to promote infiltration and groundwater recharge.
3. Landscape infiltration facilities that receive piped runoff from a roadway or other areas intended for vehicular use must provide pretreatment such as a grass swale or a sand/gravel diaphragm and 3" surface mulch layer. Additionally, all landscape infiltration facilities must be in natural ground.
4. Per the Preliminary Water Quality Plan approval, two additional feet of stone storage needs to be provided below the micro bioretention facilities to promote groundwater recharge.
5. Roofs that require atypical gutter orientation so they can drain to proposed EDS facilities need to be clearly defined with downspout outlet locations shown on the plans.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Neil Blanc
June 29, 2021
Page 2 of 2

6. The proposed step pools may eventually require maintenance however they are not considered part of the ESD or stormwater management system and as such should not be show in a stormwater management easement.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**. SPA monitoring fees will be required per Special Protection Area regulations.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The Final Water Quality Plan 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 Leo Galanko at 240-777-6242.

Sincerely,

Mark Etheridge

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

MCE: lmg

cc: N. Braunstein
SM File # 285402

ESD: Required/Provided 90,351 cf / 91,042 cf
PE: Target/Achieved: 1.0"/1.0"
STRUCTURAL: 0 cf
WAIVED: 0 ac.