



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 2, 2021

Mr. Arun Gurung, PE
Soltesz
2 Research Place, Suite 100
Rockville, Maryland 20850

Re: **COMBINED FINAL WATER QUALITY
PLAN/SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for Ashford Woods
Preliminary Plan #: 120200110
SM File #: 285605
Tract Size/Zone: 141.4 acres/R-90
Total Concept Area: 101.4 acres
Lots/Block: N/A
Parcel(s): 787, 800
Watershed: Ten Mile Creek SPA

Dear Mr. Gurung:

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 required stormwater management goals via micro bioretention and a bioswale. This approval is for elements of the Water Quality Plan of which DPS has lead agency responsibility and does not include limits on imperviousness or buffer encroachments.

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

1. Submit a pond inspection report to the Maryland Department of the Environment (MDE) Dam Safety Division, attention Mr. John Roche, for the existing on-site pond and copy DPS on all correspondence. Development may be delayed in the area that drains to the pond if MDE determines that repairs are required to bring the pond up to standards. **Please include a copy of this approval letter with your submission to MDE.**
2. Outfalls must meet DPS standards for velocity and downstream conditions.
3. In some cases, micro bioretention structures are linked together. In these situations, all the structures need to have their own separate underdrains tying to the overflow structure.
4. Clearly demonstrate how runoff from the drainage area shown for micro bioretention structure #16 will get to the structure.
5. ESD needs to be provided for the proposed small parking area coming off Comus Road.
6. Enhanced soil preparation and topsoiling above and beyond the MDE requirements, must be provided for all disturbed areas 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-inch layer of topsoil. This will serve to promote infiltration and groundwater recharge.



Mr. Arun Gurung, PE
June 2, 2021
Page 2 of 2

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

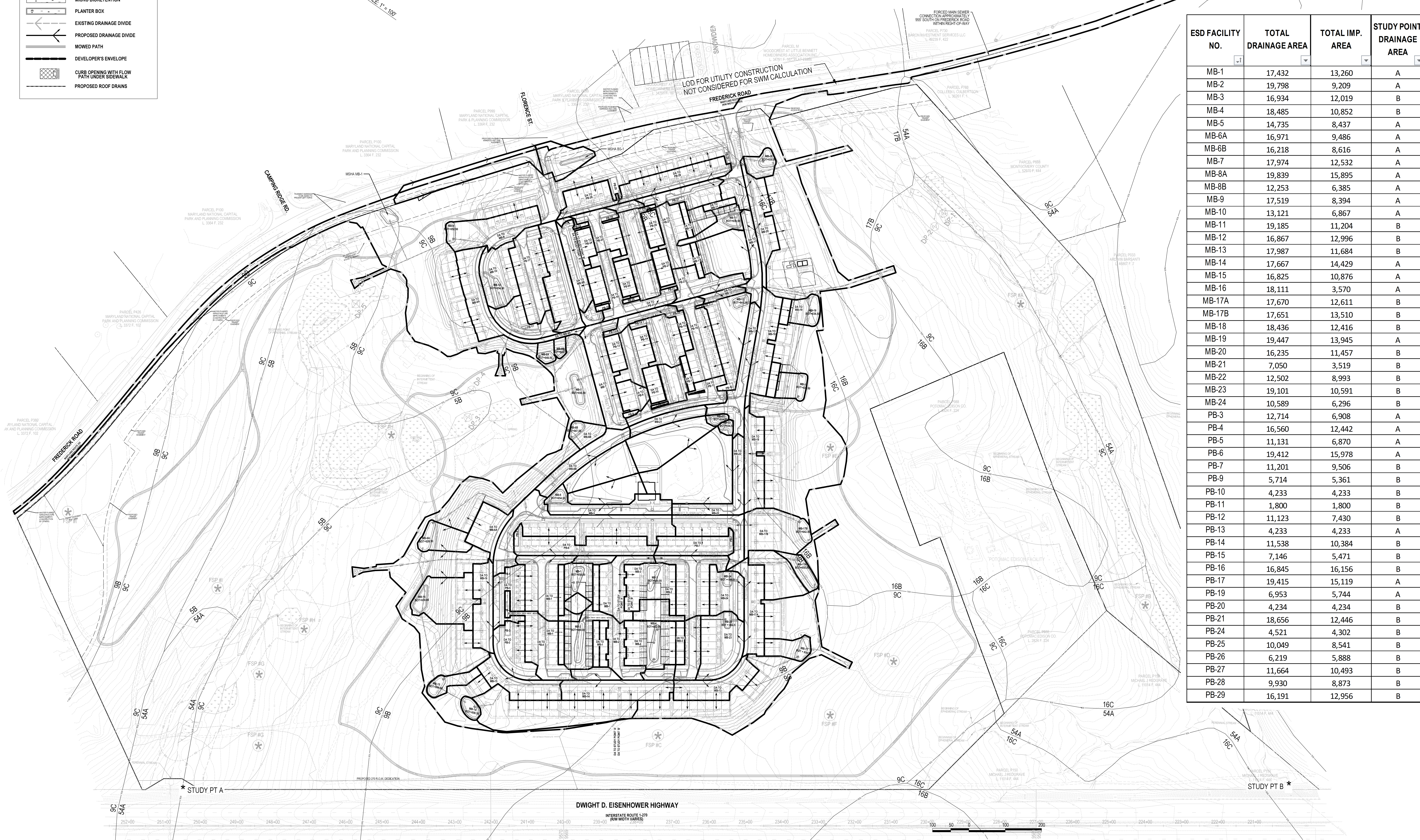
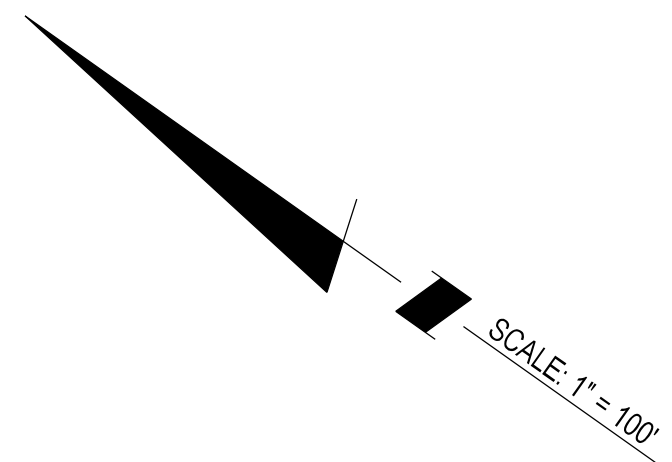
MCE: lmg

cc: N. Braunstein
J. Roche - MDE
SM File # 285605

ESD: Required/Provided 64,137 cf / 80,371 cf
PE: Target/Achieved: 1.0"/1.25"
STRUCTURAL: 0 cf
WAIVED: 0 ac.

LEGEND

	LIMITS OF DISTURBANCE
	PROPERTY LINE
	SOIL LINES / LABELS
	MICRO BIORETENTION
	PLANTER BOX
	EXISTING DRAINAGE DIVIDE
	PROPOSED DRAINAGE DIVIDE
	MOWED PATH
	DEVELOPER'S ENVELOPE
	CURB OPENING WITH FLOW PATH UNDER SIDEWALK
	PROPOSED ROOF DRAINS



ESD FACILITY NO.	TOTAL DRAINAGE AREA	TOTAL IMP. AREA	STUDY POINT DRAINAGE AREA
MB-1	17,432	13,260	A
MB-2	19,798	9,209	A
MB-3	16,934	12,019	B
MB-4	18,485	10,852	B
MB-5	14,735	8,437	A
MB-6A	16,971	9,486	A
MB-6B	16,218	8,616	A
MB-7	17,974	12,532	A
MB-8A	19,839	15,895	A
MB-8B	12,253	6,385	A
MB-9	17,519	8,394	A
MB-10	13,121	6,867	A
MB-11	19,185	11,204	B
MB-12	16,867	12,996	B
MB-13	17,987	11,684	B
MB-14	17,667	14,429	A
MB-15	16,825	10,876	A
MB-16	18,111	3,570	A
MB-17A	17,670	12,611	B
MB-17B	17,651	13,510	B
MB-18	18,436	12,416	B
MB-19	19,447	13,945	A
MB-20	16,235	11,457	B
MB-21	7,050	3,519	B
MB-22	12,502	8,993	B
MB-23	19,101	10,591	B
MB-24	10,589	6,296	B
PB-3	12,714	6,908	A
PB-4	16,560	12,442	A
PB-5	11,131	6,870	A
PB-6	19,412	15,978	A
PB-7	11,201	9,506	B
PB-9	5,714	5,361	B
PB-10	4,233	4,233	B
PB-11	1,800	1,800	B
PB-12	11,123	7,430	B
PB-13	4,233	4,233	A
PB-14	11,538	10,384	B
PB-15	7,146	5,471	B
PB-16	16,845	16,156	B
PB-17	19,415	15,119	A
PB-19	6,953	5,744	A
PB-20	4,234	4,234	B
PB-21	18,656	12,446	B
PB-24	4,521	4,302	B
PB-25	10,049	8,541	B
PB-26	6,219	5,888	B
PB-27	11,664	10,493	B
PB-28	9,930	8,873	B
PB-29	16,191	12,956	B

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ, Inc. SOLTESZ, Inc. cannot guarantee the accuracy of any information that has been transmitted by electronic means.

SOLTESZ, INC.
 Engineering
 Surveying
 Planning
 Environmental Sciences

Rockville
 Lanham
 Waldorf
 Leonardtown
 Frederick
 Soltesz DC, LLC

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.solteszco.com

NO.	DATE	REVISIONS	BY	DATE
DESIGNED:	OCTOBER 2020	CAO STANDARDS VERSION:	18 - NCS	
DESIGNED:	A.G.	TECHNICIAN:	B.M.F.	CHECKED:
				K.D.L.

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY ENGINEER TEST FITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER
 MATILYN ENTERPRISES LLC
 PO BOX 178
 CLARKSBURG MD 20871-0178
 BOB EGAN

DEVELOPER/APPLICANT
 ASHFORD WOODS, LLC
 506 MAIN ST, SUITE 300
 GAITHERSBURG, MD 20878
 301-678-4020
 MICHAEL NATELLI

MAP	9	GRID	B-3
TAX MAP	EW122	ZONING CATEGORY:	R-90
WBSC 200' SHEET	233NW14		
SITE DATUM			
HORIZONTAL	NAD 83/99		
VERTICAL	NGVD29		

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 38601 EXPIRATION DATE: 06-08-22

DRAINAGE AREA MAP

FINAL WATER QUALITY PLAN
ASHFORD WOODS
#120200110

CLARKSBURG (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 0775-90-00

SHEET 2 OF 6

SCALE 1" = 100'