



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 6, 2022

Mr. Kyle Walker P.E.
Soltesz, Inc.
2 Research Place, Suite 100
Rockville, Maryland 20850

Re: Preliminary Water Quality Plan Request for
Miles Coppola
Preliminary Plan #: 120220010
SM File #: 287384
Tract Size/Zone: 99.54 acres
Total Concept Area: 99.54 acres
Lots/Block: N/A
Parcel(s): 033,303,570 and 484
Watershed: Ten Mile Creek SPA

Dear Mr. Walker:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary Water Quality Plan (PWQP) for the above-mentioned site is **acceptable**. The PWQP proposes to meet required stormwater management goals via micro bioretention.

The following **items** will need to be addressed **prior to** Planning Board approval of the Site Plan:

1. **Prior to Planning Board approval of the Site Plan, this Preliminary Water Quality Plan must be formally revised and an approved Final Water Quality Plan (FWQP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Final Water Quality Plan revision submittal must specifically refer to the appropriate phase.**
2. Infiltration testing for stormwater management must be done at the next stage. If infiltration is feasible, it should be used for ESD treatment, and this may alter the current stormwater management design and layout. If infiltration is not feasible two additional feet of stone storage will be required below the proposed micro bioretention facilities (non-planter box) in areas of minimal cut and fill to promote groundwater recharge.
3. A geotechnical engineer needs to provide an opinion as to the feasibility of the micro bioretention structures shown at the top of slopes in deep fills (up to 20'+ in some cases). These include micro bioretention structures 205, 206, 207, 208, 209 and 211.
4. Clear maintenance access must be shown to all of the proposed micro bioretention facilities. Also, maintenance responsibility needs to be determined for the facilities that treat both public and private area runoff.
5. It is noted that there are several retaining walls on site. These will have to be reviewed and permitted by DPS. At the detailed plan stage cross sections will be required in areas where walls are adjacent to micro bioretention structures to show that there will be no impact from the wall footings. These walls are typically located near stream valley buffers with associated grading



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continuing up to the buffer. It is important that enough room is left between the toe of the grading and the buffer to allow for sediment controls.

6. Outfalls must meet DPS standards for velocity and downstream conditions.
7. Enhanced soil preparation and topsoiling above beyond the MDE requirements must be provided for all disturbed areas covering 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.

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

This Preliminary Water Quality 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 # 287384

ESD: Required/Provided 34,829 cf / 39,151 cf
PE: Target/Achieved: 1.0"/1.0"
STRUCTURAL: 0 cf
WAIVED: 0 ac.