

ENVIRONMENTAL PLANNING DIVISION  
REVIEW OF SUPPLEMENTAL INFORMATION

(preliminary, site plans)

TO: RICH DREASON  
DEP SWM STAFF  
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FROM: DEVELOPMENT REVIEW STAFF IN THE  
Environmental Planning Division ASA

SUBJECT: Plan # 192004, DENIT PROPERTY  
Info. Received: WETLAND MARSH CONCEPT on \_\_\_\_\_

Preliminary Comments on Proposed Created Wetlands on Denit Property

The following comments are based on a preliminary review of the applicant's proposed preliminary plan. Staff recommends against the use of the stream buffer to locate created wetlands. The applicant proposes to create wetlands to provide stormwater quality controls, to increase the diversity of native plant species in the existing wetlands, to add shade, and to enhance wildlife habitat. Staff believes that the same objectives may be met without having to significantly encroach into the stream buffer with artificial wetlands.

Stormwater quality controls could be provided by creating BMPs such as bioretention areas. Bioretention is a method to manage stormwater quality using native plants and soil conditioning. It is being used in Prince Georges County. For example, a bioretention area could be located outside the stream buffer. Stormwater runoff that passes through the bioretention area could be further treated by sheet flowing through the stream buffer area before it reaches the natural wetlands and stream system. In such a setup, both the bioretention area and the stream buffer could also act as groundwater recharge areas, depending on the characteristics of the soils on the site. The use of shade is a component of bioretention areas since their design involves the use of native trees, shrubs, as well as herbaceous plants. Increasing the diversity of the plant community within the natural wetland area could be accomplished by carefully planting within the existing wetlands themselves. Enhancing wildlife habitat could be accomplished by carefully planting native plant material within the stream buffer and/or by allowing native plant communities to reestablish themselves through natural regeneration.

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