



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Hadi Mansouri  
Acting Director

July 22, 2019

Pearce Wroe  
MHG  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886-1279

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Lidl US, LLC  
Preliminary Plan #: TBD  
SM File #: 285012  
Total Concept Area: 6.29 Acres  
Lots/Block: Lots 27 & 29-36  
Parcel(s): 3C  
Watershed: Great Seneca Creek

Dear Mr. Wroe:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **unacceptable**. The stormwater management concept proposes to meet required stormwater management goals via microbioretention, bioswales, and green roof.

Please submit a revised stormwater management concept for review and approval. All submissions must be accompanied by a resubmittal application. Concept resubmissions do not require submission of additional review fees. The revised submission must incorporate the following items:

1. The plans show and the report describes two phases for this concept. In the report Phase 2 is described as a future planned subdivision. The report states that the "phase 1 concept area was reviewed to verify that it meets its target ESDv independently." While there is what appears to be as summary of some analysis of the Phase 1 stormwater management requirements, the report does not present the phases separately so they can be analyzed. Please consider either a) presenting a concept for only the work scheduled to go forward now by this developer, or b) clearly present Phase 1 stormwater management requirements and design to demonstrate that if Phase 1 is constructed the stormwater management is sufficient and meets the ESDv requirement.
2. The proposal of green roof on a future development is described as being selected because other possible ESD practices are not considered feasible. The hierarchy of ESD options should be followed where green roof should be first consideration. In the case of the LIDL building a green roof it is not proposed because of the architectural style of the building. Please address how with



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limited options for ESD and the unknown architecture of any future building green roof can be ensured to be a feasible option in Phase 2.

3. Several microbioretention practices have drainage areas that originate on adjacent properties. These facilities must be sized to treat the entire impervious area draining to them. However, any treatment provided for that offsite impervious area must be considered in addition to the required volume, not counted toward it. Consider bypassing this runoff if possible.
4. Provide mapping that shows the impervious area in each drainage area to an ESD practice.
5. Label existing contours wherever they appear.
6. Microbioretention facilities are limited to 20,000 square foot drainage areas. Several are described at 19,999 square feet which is very close to the limit. Please ensure that this area limit is adhered to in final design.
7. The stormdrain analysis provided highlights the outfall at K5. Please provide a description of the condition of the outfall at K5, explain the increase in discharge from existing to the ultimate condition, and confirm that the stormdrain and outfall can handle it. Identify any other reaches in the stormdrain system where flow increases occur that may cause surcharge.
8. The discharge Q for the ultimate condition in the computations does not match that shown on sheet SD\_STUDY\_003. Please check.
9. The soils report provides a recommendation in the write up that infiltration is not feasible, but no infiltration data was found in the report. Please provide test results as well as a recommendation.
10. Please show soil boring targets on plans.
11. The bioswale detail show 1'-3" of stone. This is to be 12". Bioswales are not to be enhanced by using more stone.
12. The microbioretention detail shows 42" of media, but this varies in the computations.
13. The BS-5 computations are missing data on page 2.
14. Several microbioretention computations say they are not enhanced, but the computation shows a 1.0' depth of enhancement. Please check.
15. Please clarify if MB-2 incorporates both of the circles shown on the plan or just the one that is labeled. Explain the connection that is shown.
16. Provide a detail for the proposed green roof.

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

If you have any questions regarding these actions, please feel free to contact Jean Kapusnick at [jean.kapusnick@montgomerycountymd.gov](mailto:jean.kapusnick@montgomerycountymd.gov) or at 240-777-6345.

Sincerely,



Jean Kapusnick, PE  
Water Resources Section  
Division of Land Development Services

cc: SM File # 285012

ESD: Required/Provided TBD cf / TBD cf  
PE: Target/Achieved: TBD\*/TBD\*  
STRUCTURAL: TBD cf  
WAIVED: TBD ac.