



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Hadi Mansouri
Acting Director

April 1, 2020

Mr. Alan Barney, P.E.
Dewberry
2101 Gaither Road, Suite 240
Rockville, MD 20850

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Spring Lake Park/12500 Ardennes Avenue
Site Plan #: 820200080
SM File #: 285546
Tract Size/Zone: 1.31Ac./CRT-2.0,C-1.5,R-2.0
Total Concept Area: 1.46 Ac.
Lots/Block: P3/A
Parcel(s): N184
Watershed: Lower Rock Creek

Dear Mr. Barney:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with the use of five micro-bioretenention planter boxes and a green roof. Additional treatment is provided via a structural underground filter. Due to site constraints full treatment may not be provided, so the request for a partial waiver of quantity is granted.

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. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Use the latest design standards at the time of plan submittal.
5. The green roof is to be designed by a professional with green roof experience.
6. Provide a minimum of 373 square feet of 8" green roof. Try to provide additional green roof if possible.
7. Provide a copy of the riser diagram for the roof drains.



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8. All under ground parking garage is to drain to WSSC. Provide a copy of the riser diagrams to verify this condition.

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 required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept 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 David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: CN285546 Spring Lake Park.DWK

cc: N. Braunstein
SM File # 285546

ESD: Required/Provided 8332 cf / 4851 cf
PE: Target/Achieved: 1.8"/1.05"
STRUCTURAL: 1,851 cf
WAIVED: 1.46 ac.