



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

October 20, 2023

Mr. David McKee
Benning and Associates, Inc.
8933 Shady Grove Court
Gaithersburg, MD 20877

Re: **REVISED COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Bucklodge
Preliminary Plan #: 11989032A
SM File #: 287192 Revision 1
Tract Size/Zone: 24.8 Acres/IM
Total Concept Area: 24.8 Acres
Lots/Block: 1, 2, 4, 5
Watershed and Class: Little Seneca Creek/
Redevelopment (Yes/No): No

Dear Mr. McKee:

Based on a review by the Department of Permitting Services Review Staff, the revision to stormwater management concept for the above-mentioned site is **conditionally acceptable**. The plan proposes to meet required stormwater management goals via the use of micro-bioretenion, micro-infiltration and a raingarden, providing full ESD to the MEP. Conditions 4 and 5 as listed below must be met prior to submission of the final design plans:

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, including underground detention and capacity of the existing pond, will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Verification from CSX Railroad will be needed prior to submission of the final design plans acknowledging the increase in runoff from the site to the existing 54-inch storm drain system under the railroad tracks, designated as Study Point A, in accordance with line item 2.a. from DOT approval letter dated August 28, 2023. If on-site underground detention is proposed to attenuate the 10-year runoff rate, as shown on the concept, CSX must confirm acceptance in writing that this method of attenuation is acceptable for the design storm selected.



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5. Verification from the agency having jurisdiction of the receiving storm drain system at Study Point C, the existing 18" culvert under MD-117, must be provided as to what level of control will be required on-site for the proposed discharge from the site, in accordance with line item 2.c. from DOT approval letter dated August 28, 2023.
6. Underground detention systems must meet DPS Access Guidelines (WRTP-4). The diameter of the orifice needed to achieve the allowable release rate must have a minimum diameter of no less than 2-inches.
7. The applicant has demonstrated that the existing dry pond for Buck Ridge Court (DEP Asset #32701) has adequate capacity for the site runoff from the layout as approved under the current development program.
8. This approval supersedes the previous approval letter dated May 26, 2022.

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**.

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 Sherry Mitchell at 240-777-5206 or sherryl.mitchell@montgomerycountymd.gov.

Sincerely,


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

cc: Neil Braunstein
SM File # 287192

LOT 1:
ESD: Required/Provided 2,253 cf / 2,340 cf
PE: Target/Achieved: 1.0"/1.0"
STRUCTURAL: N/A cf
WAIVED: N/A ac.

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LOT 2:

ESD: Required/Provided 4,051 cf / 4,124 cf

PE: Target/Achieved: 1.0"/1.0"

STRUCTURAL: N/A cf

WAIVED: N/A ac.

LOT 4:

ESD: Required/Provided 2,649 cf / 2,668 cf

PE: Target/Achieved: 1.0"/1.0"

STRUCTURAL: N/A cf

WAIVED: N/A ac.

LOT 5:

ESD: Required/Provided 3,245 cf / 3,245 cf

PE: Target/Achieved: 1.0"/1.0"

STRUCTURAL: N/A cf

WAIVED: N/A ac.