



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

May 31, 2017

Sherry Mitchell
Vika
20251 Century Blvd. Ste. 400
Germantown, MD 20874

Re: **STORMWATER MANAGEMENT CONCEPT**
Request for Bloom Montgomery Village
Preliminary Plan #: 120170150
SM File #: 282468
Tract Size/Zone: 147.07 ac
Total Concept Area: 147.07 ac
Lots/Block: NA
Parcel(s): P150
Watershed: Seneca Creek

Dear Sherry:

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 & Drywells.

Please submit a modified Stormwater Management Concept for review and approval. All submissions must be accompanied by a resubmittal application. Resubmissions do not require additional review fees. The modified submission must incorporate the following items:

1. Submission and approval of a **Site Development Stormwater Management Plan** is required prior to Site Plan approval. If the project will be submitted in phases, each phase must be clearly indicated in the submission by clearly showing the phasing limits on the plan and by giving each phase a unique name (i.e. Phase 1, Phase 2, etc.).
2. Provide one copy of downstream property owner notifications if a point discharge is proposed. Use MCDPS standard notification letter and send by Certified Mail.
 - o Provide a copy of the stormwater management concept plan that was sent to property owners and copy of the USPS certifications of receipt (the green card returned when certified mailing delivered).
3. ESD to MEP fail to address use of infiltrations type ESD practices. Per MD Stormwater Management Act of 2007 and MC Code Sec. 19-22A.bE *use ESD practices to maintain 100% of the average annual pre- development groundwater recharge volume for the site.*
 - o Thank you for your point by point response dated May 5th, 2017. "Further refinement ... considered at final engineering" is limited to the type of SWM practices approved in the SWM Concept Plan. This includes any enhancement of individual practice.
 - o Provide calculation of Recharge Volume (Rev), per Section 2.2 of MDE Stormwater Management Design Manual, for the pre-developed groundwater recharge volume and compare against the total volume provided in all site drywells.

4. The concept plan of the proposed development must delineate:
 - o Existing and proposed grades. 60' scale in too large to verify DA able to convey to proposed treatment practice. See comments in paragraph 5 below.
 - o 100-year flow paths, floodplain(s) both DPS with Study No. and approved FEMA CLOMR delineation. Review of Concept will continue with anticipated CLOMR delineation, but SWM Concept will not be approved without FEMA approved CLOMR.
 - o Existing and proposed storm drains and associated easements
 - o Water and sewer lines and associated easements
 - o Existing and proposed utilities, PUE and PIE
5. Please note that the fill placement and foundation systems for the proposed buildings will be required to follow the Department of Permitting Services (DPS) complex structure approval due to the nature and complexity of the project. As such, the fill placement and foundation systems must be constructed under the supervision of a DPS approved geotechnical engineer licensed in the State of Maryland. This engineer must certify and submit reports on the compaction and soil bearing capacity of the fills and certify that the fill is adequate for the proposed foundation systems. If you have any questions please call George Muste, 240-777-6232.

Start of New Comments:

6. The format of the plans have cleaned up greatly, but as mentioned above the scale of the plans makes it difficult to determine the drainage areas of all SWM practices. Providing supplemental plans at a different scale is no substitute for a SWM Concept that is legible able to convey the basic information required. For all practice, except drywells, drainage divides should include the SWM practice itself. The following practices do not clearly define the drainage divides: Area 1 – MBF#1, Area 1 – MBF#2, Area 1 – MBF#9, Area 1 – MBF#13, Area 1 – MBF#15, Area 2 – MBF#1-3, Area 2 – MBF#5, Area 2 – MBF#8, Area 3 – MBF#1, Area 3 – MBF#3, Area 3 – MBF#6, Area 4 – MBF#1, Area 4 – MBF#6-7, Area 4 – MBF#12-13, Area 4 – MBF#15, Area 4 – MBF#18, and Area 5 – MBF#6. Additionally, the reuse of SWM identification numbers across the areas with only lead to confusion in design, review, and construction; strongly recommend to number the SWM practices sequentially without reusing numbers from phase to phase.
7. Several practices exceed the maximum drainage area allowed to the practice. No credit provided for practices that do not meet all DPS / MDE minimum required specifications.
8. Large sections of roadway both private and public sections receive no treatment, while rooftops and courtyard are over-treating to compensate. ESD to the MEP must consider treating the most polluted areas to the maximum extent practicable first. SWM practices treating the public road must be with the road right of way. Provide in summary tables on plan the area of impervious not directly treated.
9. Incorporate the delineation of areas on Sheet 1 of 1 "Target PE Calculation Based on Soils Project Areas" into SWM Concept plan set. Need to Show on Concept Plan the exact areas with boundaries for each clearly shown.

10. For each Area determine the target Pe by determining the percent impervious for that area, round that number up to the closest increment of 5, then use table 5.3 to determine the Pe for each soil type, then determine the weighted Pe by multiplying the Pe by the percent of coverage for each soil type. This will give you a target Pe of 1.35 for Area 1, not equal to 1.20.

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 me at 240-777-6340.

Sincerely,



Bill Musico, PE
Senior Permitting Service Specialist
Division of Land Development Services

MCE: me WJM

cc: SM File # 282468

ESD Acres:	147.07
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00