



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

December 13, 2016

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 microbio retention and dry wells.

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. ESD target volume NOT computed per "Water Resources Technical Policy No. 5".
 - o Determine the required treatment for public roads separate from HOA and individual lots.
 - o It is appropriate to determine the required treatment of townhouse development by the areas you proposed as long as the areas are not broken up into separate lots that could be sold separately.
 - o For the single family lots within each area determine the required and provided treatment for the most restrictive lot (smallest lot with largest home). Make sure you consider lots that are on constructed deep fill and that the proposed treatment practice is appropriate over fill.
2. Soil Testing Required: Per MC DPS Soil Testing Guidelines for SWM Practices (Eff. 10/06/12)
 - o Soil boring required in vicinity of all proposed SWM practices and location of boring shall be shown on plan.
 - o Soil boring must demonstrate groundwater will not interfere with proposed SWM facility per MDE / DPS minimum groundwater separation for each type SWM practice.
 - o Report shall include analysis sufficient for geotechnical engineer to determine effect of seasonal variability.
 - o SWM not reviewed without soil test to verify proposed practice appropriate

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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 If geotechnical report indicates infiltrations practices are applicable to portions of site, infiltrations measures should be explored.
 - o Consider converting some of the MicroBioretention practices to Landscape Infiltration or provide Enhancement to proposed MicroBio; Enhancement will only be credited to recharge volume and not overall treatment volume.
4. 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 Per COMCOR Stormwater Management 19.00.01.03 A-3. "Notice to other property owners. The applicant must provide written notification of the pending preliminary plan application to the owners of any properties that adjoin the site of the proposed development or that are within 500 feet downstream of the proposed development ...
 - o The notice must be sent by registered mail and must include a copy of the stormwater management concept plan, the preliminary plan reference number, and a statement informing the property owners that they must submit in writing any comments concerning the preliminary plan to the Department within 21 days after receiving the notice. The applicant must certify to the Department that the applicant has provided the required notice to property owners by submitting a copy of the notice and a list of the persons notified to the Department."
5. Provide a drainage area map including any off-site areas draining into the proposed development. Show & label the proposed drainage areas to each stormwater management facilities.
6. 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.
 - o 100-year flow paths, floodplain(s) and approved FEMA Panel or DPS Study No.
 - 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
7. Concept plan should also provide an overview of Sediment Control measures proposed. Small scale development with patently obvious sediment control measures do not need Concept level overview.
 - o Development over 20 acres should detail the 20 acre phasing limits, while providing construction access to all required areas.
 - o Work in streams and channels should detail measures of flow maintenance and soil stabilization.
 - o Large areas of clean / dirty water diversions should be identified.
8. 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.

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

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|-------------------|--------|
| ESD Acres: | 147.07 |
| STRUCTURAL Acres: | 0.00 |
| WAIVED Acres: | 0.00 |