



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

January 17, 2024

Mr. Timothy Longfellow, P.E.  
Gutschick, Little & Weber, P.A.  
3909 National Drive, Suite 250  
Burtonsville, MD 20866

Re: **REVISED FINAL WATER QUALITY  
PLAN/SITE DEVELOPMENT MANAGEMENT  
PLAN** for  
Clarksburg Town Center West Side  
Preliminary Plan #: 11995042E, 91994004D  
Site Plan : 82007022I  
SM File #: 204464  
Tract Size/Zone: 33.36 Acres  
Total Concept Area: 33.36 Acres  
Lots/Block: 1-88 in Block B; A, BB, CC, GG  
Parcel(s): Q-R, A-H, AA, DD, J-M,E,G, H, P-V  
Watershed: Little Seneca Creek

Dear Mr. Longfellow:

Based on a review by the Department of Permitting Services Review Staff, the Revised Final Water Quality Plan/Site Development Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Environmental Site Design and existing Structural elements. This approval is for the elements of the Water Quality Plan for which MCDPS has lead agency responsibility and does not include limits on imperviousness or stream buffer encroachments. This is a revision for the previously approved Water Quality Plan, dated June 23, 2015.

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. Provide safe non-erosive outfalls for all stormwater management and storm drain outfalls. Flow velocities are not to exceed three feet per second at the end of the rip-rap section.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingervices](http://www.montgomerycountymd.gov/permittingervices)

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Management plans by the Montgomery County Department of Permitting Services, Water Resources Section.

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

The performance goals for the Water Quality Plan that were established at the pre-application meeting still apply. They are as follows:

1. Protect the streams and aquatic habitat.
2. Maintain the natural on-site stream channels.
3. Minimize storm flow run off increases.
4. Minimize increases to ambient water temperatures.
5. Minimize sediment loading.
6. Maintain stream base flows.
7. Protect springs, seeps, and wetlands.
8. Minimize Nutrient loading.
9. Control insecticides, pesticides, and toxic substances.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**. A stream monitoring fee for the site area and a BMP monitoring fee for the disturbed area is required for the areas of the site located in the Special Protection Area.

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 Andrew Kohler at 240-777-6275.

Sincerely,



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

cc: Neil Braunstein  
SM File # 204464

ESD: Required/Provided 77623 cf / 79572 cf  
PE: Target/Achieved: 2"/2"  
STRUCTURAL: 82416 cf  
WAIVED: N/A cf