



November 16, 2021

R. Colfax Schnorf, Jr.
Chief Operating Officer
Manekin, LLC
5850 Waterloo Road, Suite 210
Columbia, MD 21045

Re: Conditions of Approval for National Capital Business Park (SSC #60-21)

Dear Mr. Schnorf,

The Prince George's Soil Conservation District (District) is in receipt of an Environmental Site Development Grading Erosion and Sediment Control (SSC) application for the referenced project. This project proposes to develop the subject property as a commercial establishment.

Pursuant to the Stormwater Management Act of 2007 (Act), the Maryland Department of the Environment (MDE) 2011 Standards and Specifications for Grading, Erosion and Sediment Control, and Section II of the District's 2013 Soil Erosion and Sediment Control - Pond Safety Reference Manual (Manual), an integrated review of [grading] erosion and sediment control, and stormwater management (SWM) provisions for a given site/project is required. The District's review of the SSC seeks to establish that systems/best management practices proposed are practical, constructible and adequate for their intended use in accordance with established doctrines and standards. An applicant may then proceed with final plan preparation following approval of the SSC.

A conditional approval is herein granted based on the District's review of documents submitted on November 12, 2021. The conditions of approval are noted below:

Conditions of Approval

- I. For all permanent, co-located stormwater management ponds/sediment basins:
 - a. All facilities shall meet the requirements of a Class 'a' pond hazard classification per USDA-NRCS MD Code 378 (MD-378) and Section II.E. of the Manual. Appropriate justifications are required. Class 'b' and 'c' facilities will require final approvals by MDE.

- b. Dam breach assessments for all proposed basins/permanent SWM ponds adjacent to Leeland Road shall be per MDE's *Dam Breach Analysis for Small Ponds and Dams in Maryland* utilizing the standard methodology. This shall be submitted with the FSC phases.
 - c. Design documents shall provide adequate dam safety controls/features to mitigate seepage, internal erosion and embankment deformation pursuant to MD-378, and appropriate MDE guidance.
 - d. Filter and drainage diaphragms are required per MD-378 where embankment soils with high piping potential are present. This requirement is deferred to the final plan preparation or Final Development Grading Erosion and Sediment Control application (FSC). The current designs propose anti-seep collars.
 - e. A 15' non-woody buffer, meeting the standards of MD-378, at the downgrade toe of embankment shall be provided for all facilities, as applicable.
 - f. All impacts to the Primary Management Area (PMA), streams, floodplain and other regulated environmental features, shall be presented on the SSC plans. Coordination and approval of these impacts are required prior to approval of the FSC.
 - g. Adequate geotechnical investigations and recommendations supporting proposed designs shall be provided – refer to Section II.D of the Manual.
 - h. All facilities shall provide for adequate attenuation and/or conveyance of the 100-yr storm event.
 - i. All facilities shall have non-erosive outfalls that extend beyond the Marlboro Clay/over-consolidated soils outcrops or layers.
 - j. All facilities shall present design high water (DHW) elevations that are offset from and do not intersect Marlboro Clay/over-consolidated soil outcrops or layers.
 - k. A 12" compacted clay liner shall be provided where the bottoms of basins and SWM facilities are the same. This liner shall be installed during the SWM conversion. Coordination for SWM will be required at the FSC as this will impact site recharge requirements. Composition of liner shall be of USCS soil classifications of SC, GC, CL and CH.
 - l. All facilities shall present practical and constructible coordination with grading, erosion and sediment control (ESC) systems. Final detailing of ESC may be deferred to the FSC.
- II. For all temporary sediment basins – removed within 36 months of construction completion:
- a. Design documents shall provide adequate dam safety controls/features to mitigate seepage, internal erosion and embankment deformation pursuant to MD-378 and appropriate MDE guidance.

- b. All facilities shall provide for adequate attenuation and/or conveyance of the 100-yr storm event. The sub-watershed in which this project resides is prone to flooding and an assessment for sensitive and endangered species immediately downgrade has also been established by the Department of Natural Resources.
- c. Filter and drainage diaphragms will not be required.
- d. An adequate non-woody buffer at the downgrade toe of embankment shall be provided for all facilities. Coordination for environmental impacts shall be provided at the final development approval phases.
- e. DHW elevations shall be offset from and not intersect Marlboro Clay/over-consolidated soil outcrops or layers.
- f. All inflow locations shall be offset from and not intersect Marlboro Clay/over-consolidated soil outcrops or layers. A minimum lateral offset of 10 feet from outcroppings shall be maintained.

III. For the rough grade (RG) phase of development in the FSC:

- a. Refer to the conditions/requirements per section “II” above for proposed temporary sediment basins, and other practices.
- b. A coordinated presentation of class I/structural fill shall be provided on the design documents. Supporting guidance and recommendations shall be provided in the geotechnical report and included on the design plans.
- c. All retaining walls shall be designed with a minimum factor of safety (FS) of 1.3. This may be increased to 1.5 where deemed necessary.

IV. For the final development phase(s) in the FSC:

- a. Assessment of the proposed culvert across Queen’s Court extension may be deferred to the FSC.
- b. Assessment of the impacts to and reconstruction of the existing SWM pond at the intersection of Queen’s Court extension and Prince George’s Blvd. may be deferred to the FSC. Coordination with the Prince George’s County Department of Public Works and Transportation is required.
- c. All retaining walls shall be designed with a minimum factor of safety (FS) of 1.3. This shall be increased to 1.5 where deemed necessary.

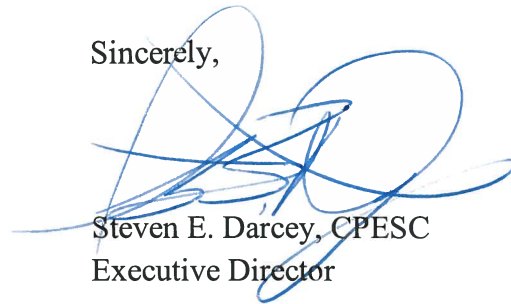
This conditional approval does not constitute or set a precedent in similar matters on other projects, or future phases of this project.

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Additional Information

Please contact Mr. John Tarr, P.E., Chief Engineer at 301.574.5162 Ext. 3 should you have questions or require additional information.

Sincerely,



Steven E. Darcey, CPESC
Executive Director

cc: John Tarr, P.E., Chief Engineer/Program Manager, PGSCD (via e-mail)
Joe Bonanno, P.E., Senior Staff Engineer, PGSCD (via e-mail)
Dawit A. Abraham, P.E., Deputy Director, DPIE (via e-mail)
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