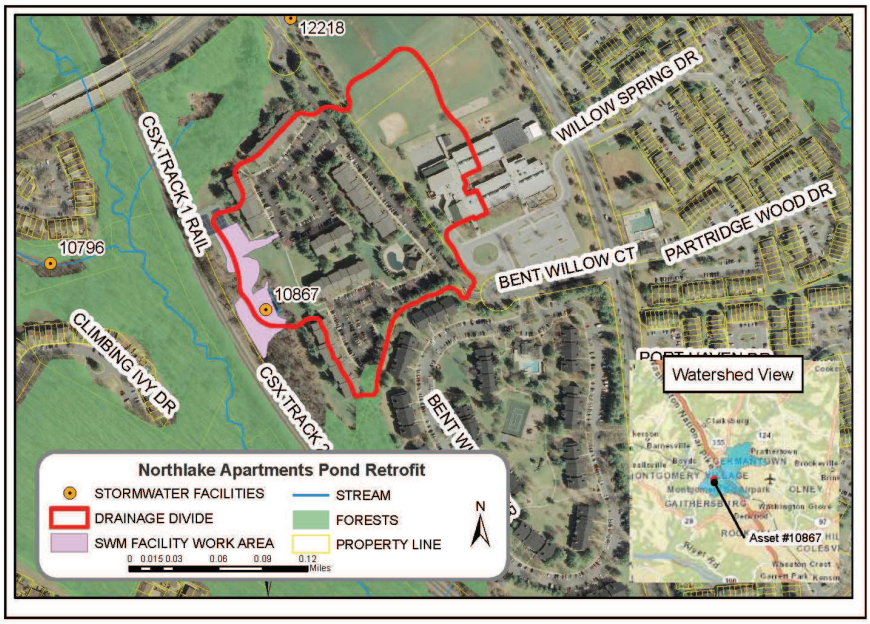
DEPARTMENT OF ENVIRONMENTAL PROTECTION
MONTGOMERY COUNTY, MARYLAND

Watershed Restoration FACT SHEET

Northlake Apartments Stormwater Management Pond Retrofit



The facility is located in the Middle Great Seneca Creek watershed. The watershed originates in Damascus in northwestern Montgomery County and flows generally in a southwesterly direction before discharging to the Great Seneca Creek. Visit our webpage at http://www.montgomerycountymd.gov/restorationprojects, then click on Germantown View/Gunners Lake Village/North Lake Apartments.

Watershed Facts

Subwatershed Drainage Area: 15.18 Acres

Subwatershed Imperviousness: 5.97 Acres

Property Ownership

ERP Operating Limited Partnership

Restoration Goals

Upgrade stormwater pond to meet current MDE stormwater management regulation, repair and upgrade pond infrastructure to meet current safety standards, improve aquatic vegetation.

Restoration Project Facts

Project Length : N/A

Drainage Area Captured: 15.18 Acres

Estimated Costs:

$504,000

Project Status:

Conceptual Design

Monitoring Facts

N/A

Project Selection

Montgomery County has a continuing commitment to protect and improve its water resources. *The Countywide Stream Protection Strategy*, (CSPS,1998, updated 2003), published by the Department of Environmental Protection (DEP), evaluated biological, chemical, and habitat conditions of streams in the County, and identified impaired “priority” sub-watersheds for restoration. These stormwater facilities were identified for retrofit in the Great Seneca Watershed Implementation plan which details how the County will meet it's MS4 permit requirements. Additionally, this facility was chosen because of its age and need for maintenance.

The existing stormwater management facility meets the feasibility criteria for upgrading the stormwater management pond. The Department of Environmental Protection's stormwater management maintenance section identified the facility as being a good candidate for updating to current standards.

Overview of facility from top of embankment. All debris and unwanted vegetation will be cleared from the interior of the basin and the embankment. The chain link fence will be repaired

Overview of facility; Outlet works will be replaced with a watertight concrete outlet structure.

Existing low flow channel; Low flow system will be upgraded to prevent debris blockage.

Existing pond will be retrofitted and additional native plantings will be provided in and around the facility to improve water quality, habitat and aesthetics.

Pre-Restoration Conditions

The Northlake Apartments were developed prior to current regulations for stormwater management control. Uncontrolled stormwater runoff from highly impervious areas creates erosive, high velocity or "flashy" stormwater that damages receiving streams and contributes to significant source of pollutants in those streams.

The existing stormwater management pond does not have sufficient room for storage, therefore the bottom of the pond will be lowered in order to provide adequate storage volume. The outlet works were not designed to meet current Maryland Department of the Environment stormwater management standards and over time, have both entered a state of disrepair and reached the end of their service life. Finally, the existing stormwater facilities lack the proper vegetation needed to enhance stormwater management treatment, and improve aquatic and semi-aquatic habitats to achieve a higher level of water quality.

Restoration Actions

Expected construction activities for the retrofit includes:

- Replace existing outlet works with watertight concrete outlet works.
- Repair and stabilize existing inflow channels and pilot channel to prevent future erosion.
- Upgrade low flow system to prevent debris blockage.
- Clear basin interior and embankment of debris and unwanted vegetation.
- Install landscaping to enhance aesthetics and water quality.
- Repair existing chain link fence.
- Ensure accessibility for future maintenance of the facility.

Contact :

Doug Marshall, Watershed Planner
240-777-7767
douglas.marshall@montgomerycountymd.gov

Department of Environmental Protection
Division of Watershed Management