



Maryland

Department of the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary
Adam Ortiz, Deputy Secretary

10/9/2025

TEN OAKS REALTY, LLC

4027 Hess Road
Monkton, Maryland 21111

RE: Authorization of Application Number: **20CPM09UG/MDRCM09UG**

Dear **Mr. Fred Sheckells**,

This letter confirms, that as of **10/9/2025**, your authorization for coverage under the General Permit for Stormwater Associated with Construction Activity (MDRC/20-CP) was granted for discharges into:

Use IV-P: Atkisson Reservoir (02130703)

In signing the Notice of Intent (NOI) you have certified that the Operator named here:

TEN OAKS REALTY, LLC

intends to abide by the terms of the MDRC/20-CP permit for:

Highfields

for a total disturbed area of: **19.19 acres**

at a property located at:

**Packard Drive
Fallston, Maryland 21111**

in:

Harford County

This coverage will continue under the terms of the General Permit until the permit is renewed by MDE (see 20CP Part I.F). You must print the full permit text to be kept on file and onsite with this letter. The permit text can be printed from:

https://mde.maryland.gov/programs/Water/wwp/Pages/gp_construction.aspx

Staff on-site must be thoroughly familiar with the content of the permit and where a copy is available on-site. A summary of the permit requirements and provision are provided below.

The stormwater discharges associated with construction and associated support activity are authorized under this authorization provided that appropriate stormwater controls are designed, installed, and maintained (see 20CP Parts III.A and III.B). In addition to stormwater associated with construction activity (see 20CP Part I.C.2) of the permit specifies the allowable non-stormwater discharges under this authorization. Any discharges not authorized by the General Permit may require additional permit coverage (see 20CP Part I.E).

If the current E&SC plan approval covers only part of the entire site, be advised that this registration does not authorize discharges from the other portions for the site until the appropriate E&SC approval authority approves the E&SC plan for those portions.

Discharges must be controlled as necessary to meet applicable water quality standards (see 20CP Part III.B). The narrative surface water quality criteria in Maryland's water quality standards include floating debris, oil, grease, scum, sludge, and other floating materials in amounts sufficient to cause the receiving water(s) to be unsightly; change the existing color to produce objectionable color for aesthetic purposes, or interfere directly or indirectly with designated uses; or elevate temperature which interfere directly or indirectly with designated uses.

In addition to the Technology-Based and Water Quality-Based Limits, the permit requirements include:

- "Site Inspection, Monitoring and Records", categorized as Person(s) Responsible for Inspecting Site (see 20CP Part III.C.1), Frequency of Inspections (see 20CP Part III.C.2), Increase in Inspection Frequency for Sites Discharging to Sensitive Waters (see 20CP Part III.C.3), Reductions in Inspection Frequency (see 20CP Part III.C.4), Areas That Must Be Inspected (see 20CP Part III.C.5), Requirements for Inspections (see 20CP Part III.C.6), Inspection Report (see 20CP Part III.C.7) and Records On-site (see 20CP Part III.C.8).
- "Corrective Actions", categorized as Conditions Triggering Corrective Action (see 20CP Part III.D.1), Corrective Action Deadlines (see 20CP Part III.D.2), and Corrective Action Report (see 20CP Part III.D.3).
- "Staff Training Requirements", categorized as Prior to the commencement of construction activities (see 20CP Part III.E.1), Regarding subcontractors or outside service providers (see 20CP Part III.E.2), Specific training related to scope of jobs (see 20CP Part III.E.3), and Easy access to documents (see 20CP Part III.E.4).
- "Stormwater Pollution Prevention Plan (SWPPP)", categorized as when a SWPPP is required (see 20CP Part III.F.1), the onsite availability of your SWPPP (see 20CP Part III.F.3) and when your SWPPP must be updated (see 20CP Part III.F.4).

You are required to submit any Modifications to this coverage, Transfers of Authorization, or Notices of Termination via the ePermits portal found at <https://egov.maryland.gov/mde/npdes/Account/Login>. If your contact information changes, update it through the ePermits portal. If you have any questions, please call the administrative team for the General Permit at (410) 537-3019.

Lastly, please remember to contact the compliance program to schedule a preconstruction meeting two (2) weeks prior to starting construction. If the compliance program contact name isn't on your approved E&SC plan, refer to the regional office Compliance Program Contacts listed on the following web page:

<https://mde.maryland.gov/programs/water/Compliance/Pages/index.aspx>

Sincerely,



Jennifer Nitsch
Industrial Stormwater Permits Division
Wastewater Pollution Prevention & Reclamation Program

General Permit for Stormwater Associated with Construction Activity Addendum

Cause(s) of the impairment: Biological.

You indicated that you must implement pollution prevention controls in accordance with the Pollution Prevention Requirements for any site activity referenced in Part III.A.3 to minimize the discharge of pollutants in stormwater and to prevent the discharge of pollutants from spilled or leaked materials from construction activities. The permit requires specific pollution prevention measures and maintenance of your SWPPP.

You indicated you are sharing permit-related functions among multiple operators. Where there are multiple operators associated with the same site, they may develop a group SWPPP instead of multiple individual SWPPPs. Regardless of whether there is a group SWPPP or multiple individual SWPPPs, each operator is responsible for compliance with the permit's terms and conditions. In other words, if Operator A relies on Operator B to satisfy its permit obligations, Operator A does not have to duplicate those permit-related functions if Operator B is implementing them for both operators to be in compliance with the permit. However, Operator A remains responsible for permit compliance if Operator B fails to implement any measures necessary for Operator A to comply with the permit. In addition, all operators must ensure, either directly or through coordination with other operators, that their activities do not compromise any other operators' controls or any shared controls. The SWPPP must be kept up-to-date throughout coverage under this permit.