



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

September 7, 2016

Mr. Timothy Crawford, P.E.
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874

Re: **SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** Request for Elizabeth
Square
Project Phase: **Phase 1 ONLY**
Preliminary Plan #: 120150030
SM File #: 266615
Tract Size/Zone: 2.71 Ac./CBD-1 & CBD-2
Total Concept Area: 1.93 Ac.
Lots/Block: 6, 7, 8, 17, & 116 / A
Watershed: Lower Rock Creek

Dear Mr. Crawford:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via ESD to MEP with the use of green roof, micro-bioretenion (including planter boxes) and Silva Cells.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.
5. Green roof is to be designed by a professional with green roof experience.
6. You are providing 10,468 square feet of 8-inch green roof. At time of plan submittal try to provide additional green roof area.
7. Provide copy of roof drain schematic to show how they drain to stormwater management structures.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

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8. All underground parking is to drain to WSSC. Provide copy of mechanical schematics showing where garage drains go.
9. Provide easements and covenants for all stormwater management structures including the green roof.
10. Must provide pretreatment for the Silvia Cells and use 20% void space for design. Provide additional landscaping for these areas where possible.
11. **Prior to the Site Plan for Phase 2 going to the Planning Board, a Site Development Concept Plan must be submitted and approved.** You must provide tentative sizing and profiles of all stormwater structures at this time.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required.**

This letter must appear on the final stormwater management design 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 David Kuykendall at 240-777-6332.

Sincerely,



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

MCE: CN266615.SDP.Elizabeth Square.Phase 1.DWK

cc: C. Conlon
SM File # 266615

ESD Acres: 1.93
STRUCTURAL Acres: 0.00
WAIVED Acres: 0.00